



Stanley Street, Old Town, Swindon
Offers Over £200,000

2 bedroom terraced house for sale | Freehold **SOLD STC**

*** PROPERTY LAUNCH EVENT: SATURDAY - 31ST AUGUST 2024 ***

*** THE PERFECT FIRST-TIME, INVESTMENT OR DOWN-SIZE PROPERTY *** 2 DOUBLE BEDROOMS + A VERY USEFUL LOFT ROOM/SPACE WHICH OFFERS MULTIPLE USES *** A SPACIOUS 'LIGHT & AIRY' DUAL ASPECT 'OPEN PLAN LIVING/DINING ROOM MEASURING C.21FT IN LENGTH *** KITCHEN + GROUND FLOOR BATHROOM ***

*** STYLISHLY PRESENTED & READY TO MOVE INTO ***

MILES BYRON are delighted to offer FOR SALE this well presented terraced home located within the desirable Old Town area of Swindon. Attributes include gas radiator central heating, uPVC double glazing and has the added benefit of having a fully enclosed & professionally landscaped rear garden. This property is within a short walk to amenities, the Town Gardens and the railway station. Viewing is highly recommended!

Council Tax Band: B (Swindon Borough Council)

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/ conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 79.6 sq. metres (856.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com