



Kent Road, Old Town, Swindon
Guide Price £315,000

CLOSE BY TO AMENITIES & A SHORT STROLL TO THE BEAUTIFUL TOWN GARDENS * A MUST

VIEW HOME WITH LIVING ACCOMMODATION SITUATED OVER THREE FLOORS * 2 SEPARATE RECEPTION ROOMS, AN OPEN PLAN KITCHEN/DINING ROOM * 3 DOUBLE BEDROOMS + A LARGE FIRST FLOOR BATHROOM | Freehold

* CLOSE PROXIMITY TO AMENITIES, REPUTABLE SCHOOLS AND A SHORT STROLL TO THE BEAUTIFUL TOWN GARDENS * A MUST VIEW HOME WITH LIVING ACCOMMODATION SITUATED OVER THREE FLOORS * 2 SEPARATE RECEPTION ROOMS, AN OPEN PLAN KITCHEN/DINING ROOM * 3 DOUBLE BEDROOMS + A LARGE FIRST FLOOR BATHROOM *

MILES BYRON are delighted to offer this ATTRACTIVE red brick, bay fronted, Victorian built, terraced home which is located within a short walk to amenities. This delightful property has been well maintained over the past 20 years by the current homeowner. The deceptively spacious living accommodation briefly comprises: entrance porch, entrance hall, living room, a separate snug / home office, lean-to and an open plan kitchen/dining room. To the first floor there are two double bedrooms and a large bathroom. To the second floor there is a further double bedroom/loft room. Externally there is A FULLY ENCLOSED AND SOUTH, WESTERLY FACING rear garden. To fully appreciate this wonderful property, we would highly recommended confirming an appointment to VIEW AS SOON AS POSSIBLE!

Room Measurements:

Living Room
13' 3" x 11' 4" (4.04m x 3.46m)

Snug/Home Office
11' 3" x 8' 6" (3.44m x 2.60m)

Lean To:
10' 4" x 5' 5" (3.16m x 1.64m)

Kitchen/Dining Room:
22' 10" x 9' 0" (6.96m x 2.74m)

Bedroom One:

11' 5" x 10' 3" (3.48m x 3.12m)

Bedroom Two:

11' 5" x 9' 7" (3.48m x 2.92m)

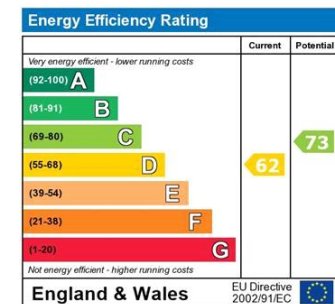
Bedroom Three:

11' 7" x 10' 7" (3.54m x 3.22m)

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.



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