



**The Weavers, Old Mill Lane, Old Town**  
**£295,000**

3 BEDROOMS \*\*\* GARAGE \*\*\* SOUGHT AFTER LOCATION \*\*\* WELL TENDED COMMUNAL

\*\*\* Official Property Launch Event:  
Saturday 26th October 2024 \*\*\*

GARDENS \*\*\*\* A UNIQUE OPPORTUNITY / RARELY AVAILABLE \*\*\*\* CLOSE PROXIMITY TO  
AMENITIES, LAWN WOODS & THE BEAUTIFUL TOWN GARDENS \*\*\* | Freehold

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MILES BYRON are delighted to offer  
For Sale this stylishly presented  
terraced home located within the heart  
of OLD TOWN.

The living accommodation briefly  
comprises: Entrance porch, entrance  
hall, kitchen, living/dining room. To the  
first floor there are three bedrooms  
and a bathroom.

Attributes include: UPVC DOUBLE  
GLAZING & GAS RADIATOR CENTRAL  
HEATING (MODERN BOILER).

To fully appreciate this wonderful  
home, MILES BYRON would highly  
recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE!

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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  
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