



Seacole Crescent, Okus, Old Town
Guide Price £350,000

THREE SPACIOUS FLOORS OF LIVING ACCOMMODATION * AN END OF TERRACE HOME * 4

*** ALL VIEWINGS TO COMMENCE
FROM: SATURDAY 2ND NOVEMBER
2024 ***

*** PLEASE NOTE: THE SELLERS OF
THIS WONDERFUL PROPERTY HAVE
FOUND & SECURED ANOTHER
PROPERTY TO PURCHASE WHICH
BENEFITS FROM HAVING 'NO
ONWARD CHAIN'.

C. 1600 SQ FT / 147 SQ METERS OF
LIVING ACCOMMODATION SITUATED
OVER THREE FLOORS (INCLUDES
GARAGE) *** A MUST VIEW FAMILY
SIZED HOME - AN END OF TERRACE
HOME OF ONLY THREE PROPERTIES
*** 4 BEDROOMS *** 3 'JULIET'
STYLE BALCONIES *** 2 EN-SUITE
SHOWER ROOMS *** FAMILY
BATHROOM + GROUND FLOOR W.C.
*** 2 SEPARATE RECEPTION ROOMS
*** KITCHEN/DINING ROOM *** GOOD
SIZE LIVING ROOM *** EXTERNALLY
THERE IS A DOUBLE WIDTH
DRIVEWAY, SINGLE GARAGE WITH
AN ELECTRONIC ROLLER DOOR & A
PROFESSIONALLY LANDSCAPED
REAR GARDEN WITH A COMPOSITE
DECKING AREA AND BOASTING A
SOUTH FACING ASPECT ***

MILES BYRON are delighted to offer
'For Sale' this stylishly presented
home located within the modern Okus
development of Old Town. Offering
excellent access to amenities,
reputable schools, a short walk to the
beautiful Town Gardens and superb
access to major road links such as
J.15 of the M4 Motorway, the Great
Western Hospital and large
companies such as Nationwide, Intel
& Amazon.

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

BEDROOMS * 3 'JULIET' STYLE BALCONIES * 2 EN-SUITE SHOWER ROOMS * 2 SEPARATE
RECEPTION ROOMS * KITCHEN/DINING ROOM * EXTERNALLY THERE IS A DOUBLE WIDTH
DRIVEWAY + SINGLE GARAGE. | Freehold**

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.



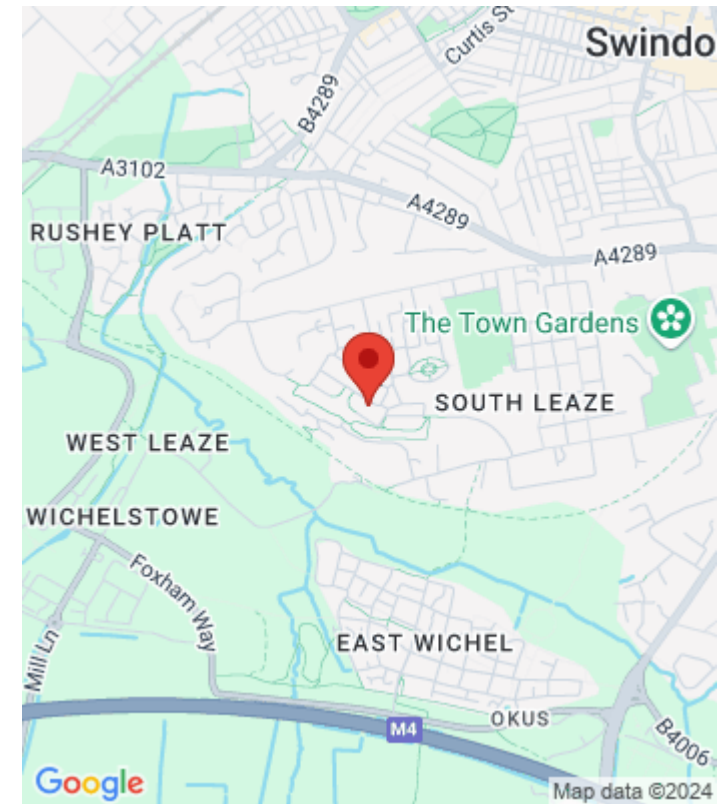
GROUND FLOOR
APPROXIMATE AREA: 107.9 SQ METRES (1170.1 SQ FEET)



FIRST FLOOR
APPROXIMATE AREA: 107.9 SQ METRES (1170.1 SQ FEET)



SECOND FLOOR
APPROXIMATE AREA: 107.9 SQ METRES (1170.1 SQ FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	88
(55-68) D			
(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
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