



Burford Avenue, Old Walcot, SwindonOffers Over £325,000

ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, AN

*** OFFICIAL PROPERTY LAUNCH EVENT: SATURDAY 23RD NOVEMBER 2024 ***

*** EXTENSION POTENTIAL TO THE SIDE & REAR ASPECTS (S.T.P.P.) *** A MUST VIEW HOME *** MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXTENDED & WELL PRESENTED SEMI DETACHED FAMILY HOME WHICH HAS BEEN WELL MAINTAINED THROUGHOUT *** DESIRABLE 'OLD WALCOT' LOCATION * CLOSE PROXIMITY TO **BOTH OLD TOWN & THE TOWN** CENTRE AMENITIES AS WELL AS QUEENS PARK & GARDENS * A SHORT WALK TO LOCAL. REPUTABLE SCHOOLS & THE **RAILWAY STATION * DRIVEWAY** PARKING TO THE FRONT ASPECT + AN ATTACHED GARAGE IN ADDITION THIS WONDERFUL HOME HAS A **GENEROUS IN SIZE & FULLY** ENCLOSED REAR GARDEN. OTHER ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, AN IMPRESSIVE IN SIZE. "OPEN PLAN KITCHEN/DINING ROOM, LIVING ROOM, FAMILY AREA, DOWNSTAIRS CLOAKROOM/W.C. & ENTRANCE HALL. TO THE FIRST FLOOR THERE ARE 3 BEDROOMS + A BATHROOM.

MILES BYRON would highly recommend confirming your appointment to VIEW THIS FABULOUS HOME AS SOON AS POSSIBLE!

Tenure: Leasehold (911 years) Ground Rent: £0 per year Service Charge: £4 per year IMPRESSIVE IN SIZE. "OPEN PLAN KITCHEN/DINING KOOM, LIVING KOOM, FAMILY AKEA, DOWNSTAIRS CLOAKROOM/W.C. & ENTRANCE HALL. TO THE FIRST FLOOR THERE ARE 3 BEDROOMS + A BATHROOM. | Leasehold











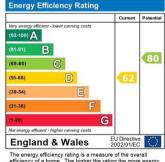


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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 floor area 106.1 sq.m. (1,142 sq.ft.) approx





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.

