



## **MARLBOROUGH ROAD, OLD TOWN, SWINDON**

### **GUIDE PRICE £525,000** Freehold

An EXTENDED & impressive semi detached family sized home located along the desirable Marlborough Road of Old Town, Swindon. Attributes include: 4/5 BEDROOMS WITH AN EN-SUITE SHOWER ROOM, 3 separate reception rooms + a large SOUTH FACING GARDEN + DRIVEWAY PARKING FOR C.3-4 VEHICLES.

\*\*\* A MUST VIEW HOME! \*\*\*

\*\*\* AVAILABLE VIEWING DATES: WEDNESDAY 27TH & SATURDAY 30TH NOVEMBER \*\*\*

MILES BYRON are delighted to offer For Sale this EXTENDED & impressive semi detached family sized home located along the desirable Marlborough Road of Old Town, Swindon. Attributes include: 4/5 BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 3 SEPARATE RECEPTION ROOMS WHICH COMPRISES OF A LIVING/DINING ROOM, FAMILY ROOM + STUDY/HOME OFFICE (POTENTIAL 5TH BEDROOM). IN ADDITION THERE IS A SHOWER ROOM TO THE GROUND FLOOR + A MODERN & STYLISH FIRST FLOOR BATHROOM. Externally there is a large, fully enclosed and well tended rear garden boasting a SOUTH FACING ASPECT which in turn offers a high degree of privacy. To the front aspect there is a driveway providing off street parking for C. 3-4 vehicles.

This delightful property provides excellent access to amenities such as the vibrant Old Town and Greenbridge Retail Park as well as offering superb access to major road links such as the A419 & J.15 of the M4 Motorway and in addition; a short distance to the Great Western Hospital, Coate Water Country Park, the Savernake Arboretum, the Polo Ground & The Town Gardens. In addition this superb property provides excellent access/a short walk/commute to reputable primary & secondary schools.

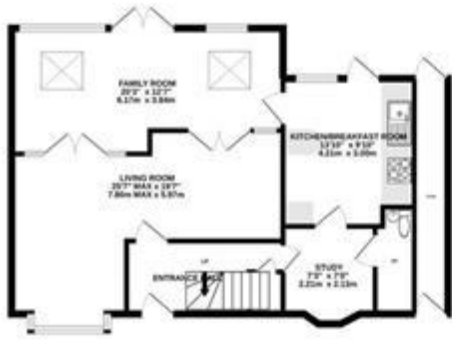
Tenure: Freehold



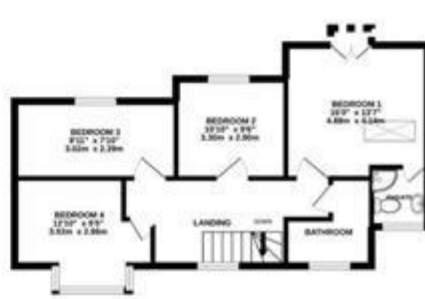
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GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.

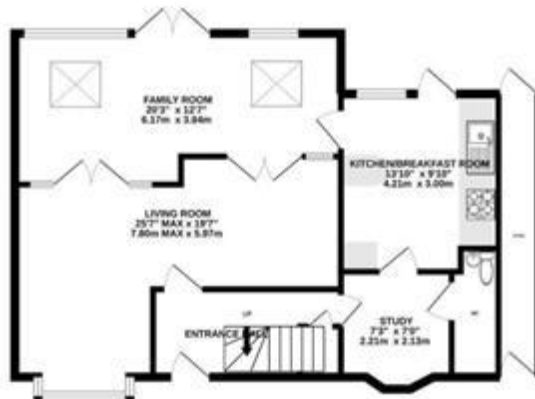


1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

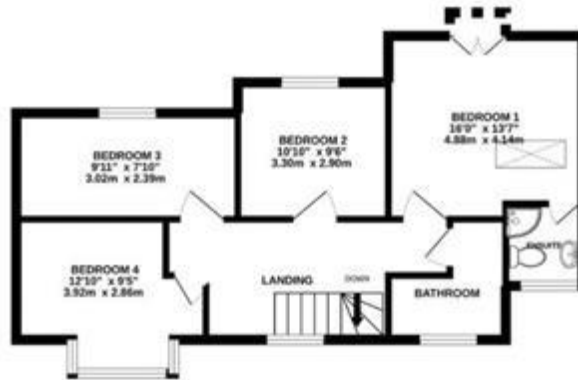


TOTAL FLOOR AREA: 1229 sq.ft. (114.1 sq.m.) approx.  
Please refer to identification document only.  
Made with Metron 1/2023

GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.

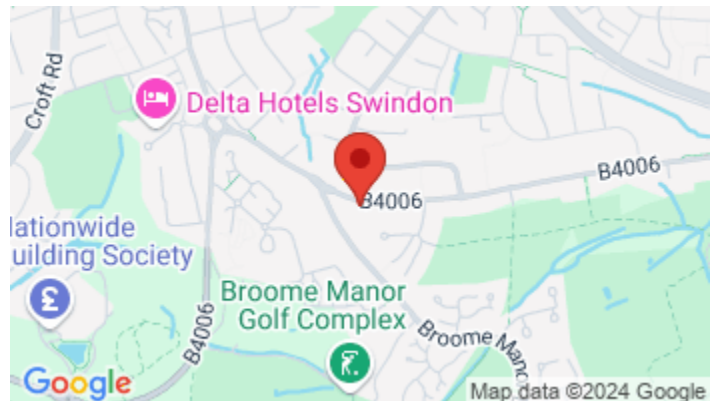


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492 sq.ft. (45.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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.



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.