



DIXON STREET, OLD TOWN, SWINDON SOLD STC

£225,000 Freehold

*** The Perfect First-Time Purchase*** Offered to the market
with NO ONWARD CHAIN *** Popular Old Town Location *** 3
BEDROOMS *** SOUTH FACING REAR GARDEN ***
Spacious Dual Aspect & Open Plan Living / Dining Room,
Modern Kitchen, Ground Floor Bathroom ***

*** C. 800 SQ FT / 74 SQ METERS OF LIVING ACCOMMODATION *** The Perfect First-Time Purchase*** Offered to the market with NO ONWARD CHAIN *** Popular Old Town Location *** 3 BEDROOMS *** SOUTH FACING REAR GARDEN *** Spacious Dual Aspect & Open Plan Living / Dining Room, Modern Kitchen, Ground Floor Bathroom ***

MILES BYRON are delighted to offer 'For Sale' this terraced home located within close proximity to amenities, the railway station and a short walk to the beautiful Town Gardens.

Tenure: Freehold



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GROUND FLOOR
APPROX. 34.2 SQ METRES (374.0 SQ FEET)



FIRST FLOOR
APPROX. 34.2 SQ METRES (374.0 SQ FEET)



TOTAL AREA: APPROX. 74.2 SQ METRES (798.2 SQ FEET)

All images used on the literature prepared only and are intended to convey the overall appearance for the prospective purchaser only. They shall not constitute a contract and are not intended to be used as a basis for any legal proceedings.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		69	
(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.



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.