



**Shipton Grove, Old Walcot, Swindon**  
**Offers Over £365,000**

3 bedroom semi-detached house for sale | Freehold

\*\*\* PROPERTY LAUNCH EVENT DAYS: TUESDAY 7TH & SATURDAY 11TH JANUARY 2025.

\*\*\* A MUST VIEW HOME \*\*\* MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXCEPTIONAL, EXTENDED & STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT HOME OWNERS \*\*\* DESIRABLE 'OLD WALCOT' LOCATION \* CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS QUEENS PARK & GARDENS \* A SHORT WALK TO LOCAL REPUTABLE SCHOOLS & THE RAILWAY STATION \* DRIVEWAY PARKING FOR C.2 VEHICLES. The beautifully presented & deceptively spacious family sized home which boasts C.1100 SQ FT / 100 SQ METERS OF IMPRESSIVE LIVING SPACE situated over two floors comprising: Entrance hall, downstairs cloakroom/W.C., living room, a large open plan and very sociable kitchen / breakfast / dining / family space + separate study/home office. To the first floor there are 3 BEDROOMS (Two good size doubles and a single) & a modern bathroom. Externally there is a fully enclosed rear garden boasting: a WESTERLY FACING aspect. To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Driveway

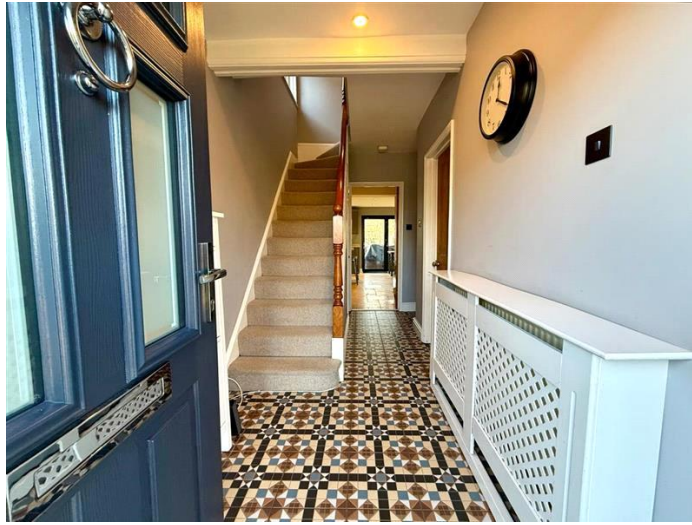
Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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 AREA: APPROX. 94.9 SQ. METRES (1027.7 SQ. FEET)  
All images and descriptions are approximate and not intended to be used as a contract. The user will need to verify the accuracy of all information and measurements. The user will need to verify the accuracy of all information and measurements. The user will need to verify the accuracy of all information and measurements.



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| 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>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
|   |           | <b>82</b>               |
|   | <b>65</b> |                         |
| <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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com