



**Burford Avenue, Old Walcot, Swindon**  
**Offers Over £350,000**

\*\*\* NO ONWARD CHAIN \*\*\* A STYLISHLY PRESENTED & EXTENDED SEMI DETACHED FAMILY

\*\*\* PROPERTY VIEWING DAYS -  
SATURDAY 18TH JANUARY & FRIDAY  
24TH JANUARY \*\*\*

\*\*\* NO ONWARD CHAIN \*\*\* A MUST  
VIEW HOME \*\*\* MILES BYRON ARE  
DELIGHTED TO OFFER 'FOR SALE'  
THIS STYLISHLY PRESENTED &  
EXTENDED SEMI DETACHED FAMILY  
HOME WHICH HAS BEEN GREATLY  
IMPROVED OVER RECENT YEARS.  
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.2/3 VEHICLES + A  
GARAGE. The living space comprises:  
Entrance Porch, entrance hall, a good  
size living/family room, a separate  
dining room, a modern  
kitchen/breakfast room, separate utility  
room (potential space to add a  
downstairs W.C.). To the first floor  
there are 3 BEDROOMS (Two good  
size doubles and a single) + a modern  
and stylish bathroom. Externally there  
is a generous in size  
& fully enclosed rear garden. To fully  
appreciate this delightful home, MILES  
BYRON would highly recommend  
confirming your appointment to VIEW  
AS SOON AS POSSIBLE!

Tenure: Freehold  
Parking options: Driveway, Garage  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

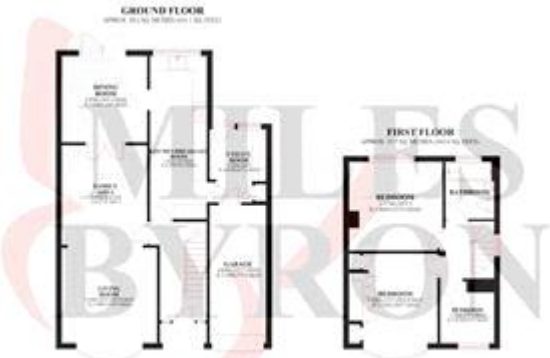
HOME - GREATLY IMPROVED OVER RECENT YEARS \*\*\*\* 3 BEDROOMS, A GOOD SIZE REAR  
GARDEN, DRIVEWAY PARKING + A GARAGE. DESIRABLE 'OLD WALCOT' LOCATION \* CLOSE  
PROXIMITY TO AMENITIES. | Freehold





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.





TOTAL AREA, APPROX. 91.30 METRES (299.60 SQ FEET)



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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>		<b>83</b>
(55-68) <b>D</b>	<b>67</b>	
(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.



Viewing by appointment only  
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