



Western Street, Old Town, Swindon
£210,000

THE PERFECT FIRST-TIME PURCHASE * NO ONWARD CHAIN * RECENTLY IMPROVED - NEWLY

* THE PERFECT FIRST-TIME PURCHASE * BEING SOLD WITH NO ONWARD CHAIN * RECENTLY IMPROVED BY THE CURRENT OWNERS - NEWLY FITTED CARPETS + REDECORATED THROUGHOUT * POPULAR LOCATION * CLOSE BY TO AMENITIES * A SHORT WALK TO THE TOWN GARDENS AND THE RAILWAY STATION * 2 DOUBLE BEDROOMS * A FULLY ENCLOSED AND LOW IN MAINTENANCE REAR GARDEN *

MILES BYRON are delighted to offer For Sale this stylishly presented END OF TERRACE home located within the desirable OLD TOWN residential area. The living accommodation briefly comprises: Entrance porch, a spacious, open plan living / dining room, ground floor bathroom and kitchen/breakfast room. To the first floor there are generous in size bedrooms.

To fully appreciate this delightful home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

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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/fixings 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(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.



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