



**King William Street, Old Town, Swindon**  
**Offers Over £260,000**

No Onward Chain, Two Reception Rooms, 3 Bedrooms + Loft Room, South Facing Rear Garden, Heart Of

\* All Viewings To Commence From Tuesday 21st June 2022 - Strictly By Appointment Only \* Attributes Include: NO ONWARD CHAIN, Two Separate Reception Rooms, 3 BEDROOMS + LOFT ROOM, Ground Floor Bathroom + A First Floor Shower Room. This property also has the benefit of a SOUTH FACING Rear Garden. This wonderful First-Time/Investment Opportunity Provides Exceptional Access To Amenities, The Local Town Gardens, As Well As Large Corporate Companies Such As Nationwide HQ & Intel. The property Also Provides Excellent Access To Major Road Links Such As Junction 15 Of The M4 Motorway, The A419, A420, The Great Western Hospital, Coate Water Country Park, The Town Centre & Both The Bus & Train Station Can Also Be Located Within Close Proximity. To Fully Appreciate This Delightful Property, We Would Highly Recommend Confirming Your Appointment To View Online/By Email As Soon As Possible!

Tenure: Freehold

Garden details: Private Garden



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.



NOTE: AREA APPROX. USE AS A GUIDE ONLY. ALL FIGURES IN METERS



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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>60</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  
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