



William Street, Swindon Town Centre
Guide Price £210,000

2 DOUBLE BEDROOMS located on the fringes of the Town Centre & Old Town. Attributes include: A

*** THE PERFECT FIRST-TIME / INVESTMENT PURCHASE *** A FORMER 3 BEDROOM HOME *** MILES BYRON are delighted to offer For Sale this well presented 2 DOUBLE BEDROOM bay fronted terraced home located on the fringes of the Town Centre and Old Town. Attributes include: A modern kitchen, downstairs cloakroom/W.C./utility room, two separate reception rooms & a modern first floor bathroom. Externally there is a two-tiered rear garden which offers lots of potential + potential off street parking to the rear aspect (subject to landscaping & necessary permission).

TOWN CENTRE/OLD TOWN

LOCATION: Convenient access and a short walk to local amenities such as a variety of small boutique style businesses, restaurants, cafes & public houses as well as the railway & bus station.

To fully appreciate this delightful property, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

modern kitchen, downstairs cloakroom/W.C./utility room, two separate reception rooms & a modern first floor bathroom. rear garden + potential off street parking. | Freehold **SOLD STC**

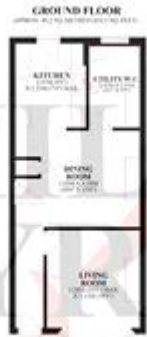


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



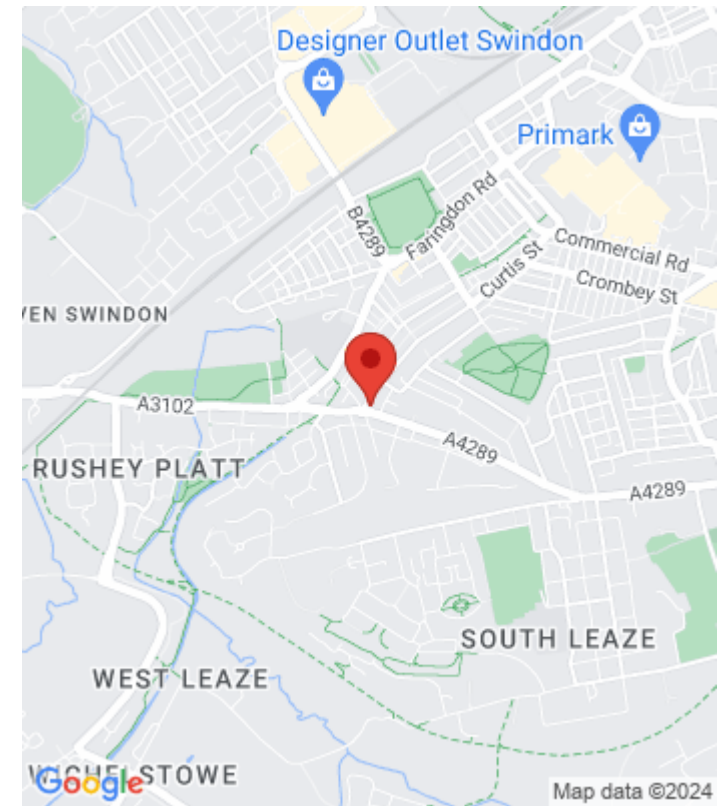
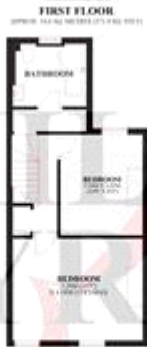
TOTAL AREA APPROX. 74.7 SQ. METRES (804 SQ FEET)

All images and plans are illustrative purposes only and are intended to show the layout and style for the properties advertised only. Please contact Miles Byron for a full and complete description of the property and location. We do not warrant the accuracy of any information or statements.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	57	
(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
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