



William Street, Swindon Town Centre
Offers Over £200,000

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

*** PROPERTY RE-LAUNCH FROM:
TUESDAY 28TH MAY 2024 *** 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**

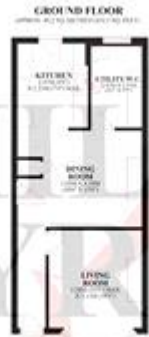


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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 (264.4 SQ. FEET)

All images and floor plans are illustrative only and are intended to show the layout and use for the property only. They do not represent an offer of any real estate. Please contact the agent for more information.



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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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