



William Street, Swindon Town Centre
Guide Price £240,000

*** CENTRAL LOCATION *** FREEHOLD *** 3 BEDROOMS + A DETACHED GARAGE *** MILES

*** A MUST VIEW HOME! *** THE
PERFECT FIRST-TIME / INVESTMENT
PURCHASE *** FREEHOLD *** 3
BEDROOMS + A DETACHED GARAGE
*** MILES BYRON are delighted to offer
For Sale this beautifully presented and
attractive, bay fronted, 'Victorian' built
terraced home located on the fringes
of the Town Centre and Old Town.
Attributes include: A modern kitchen,
separate utility area/lean-to, an open
plan living/dining room & a modern
bathroom. Externally there is a
professionally landscaped & low in
maintenance rear garden with pathway
and gate providing access to the
garage.

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 stunning
property, we would highly recommend
confirming your appointment to view as
soon as possible!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

BYRON are delighted to offer For Sale this beautifully presented and attractive, bay fronted, 'Victorian' built
terraced home located on the fringes of the Town Centre. | Freehold **SOLD**



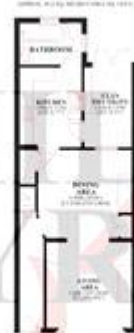
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 20.4 sq. metres (219 sq. feet)

Measurements are for internal areas only and do not include the area of the external walls. The above measurements are for information only and do not constitute an offer of a property. The actual measurements may vary slightly from those shown on the plan.

GROUND FLOOR
(APPROX. 10.2 sq. metres (109 sq. feet))



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FIRST FLOOR
(APPROX. 10.2 sq. metres (109 sq. feet))



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