



**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

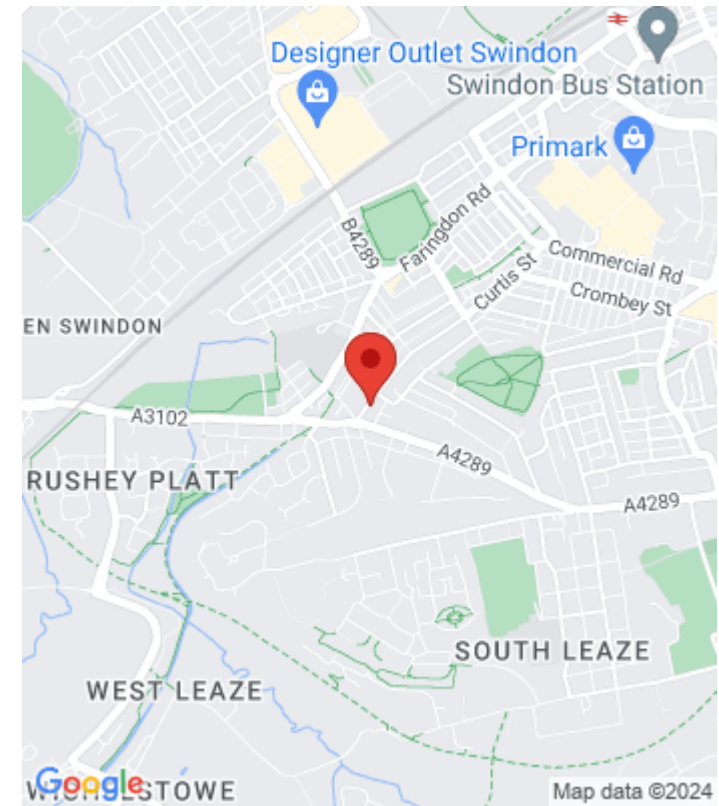
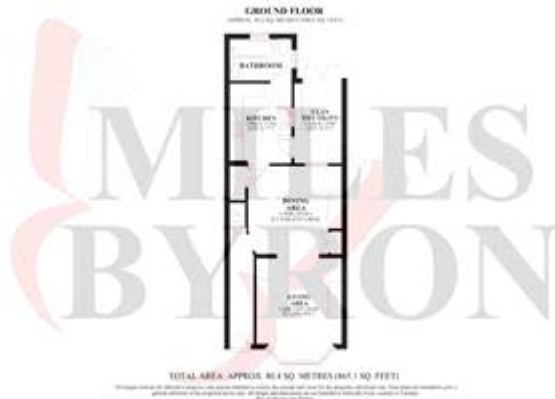
BYRON are delighted to offer For Sale this beautifully presented and attractive, bay fronted, 'Victorian' built  
terraced home located on the fringes of the Town Centre. | Freehold **SOLD STC**





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.





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>85</b>
	<b>69</b>	

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**  
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