



**William Street, Swindon**  
**Offers Over £190,000**

\*\*\* BEING SOLD WITH NO ONWARD CHAIN! \*\*\* 2 DOUBLE BEDROOMS \*\*\* C. 880 SQ FT OF

\*\*\* THE PERFECT FIRST-TIME  
PURCHASE \*\*\* TENURE: FREEHOLD  
\*\*\* BEING SOLD WITH NO ONWARD  
CHAIN! \*\*\* 2 DOUBLE BEDROOMS \*\*\*  
C. 880 SQ FT/ 82 SQ METERS OF  
VERSATILE, LIVING  
ACCOMMODATION \*\*\* A SPACIOUS  
FIRST FLOOR BATHROOM +  
DOWNSTAIRS W.C. / SHOWER ROOM  
\*\*\* THREE SEPARATE RECEPTION  
ROOMS \*\*\* A FULLY ENCLOSED  
REAR GARDEN \*\*\*

TOWN CENTRE/OLD TOWN  
LOCATION: Convenient access / 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  
Parking options: On Street  
Garden details: Enclosed Garden,  
Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

VERSATILE LIVING ACCOMMODATION \*\*\*\* A SPACIOUS FIRST FLOOR BATHROOM + DOWNSTAIRS  
W.C. / SHOWER ROOM \*\*\* THREE SEPARATE RECEPTION ROOMS \*\*\* FULLY ENCLOSED REAR  
GARDEN | Freehold **SOLD**

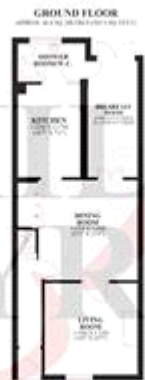




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 21.4 SQ. METRES (230 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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