



**Albion Street, Swindon Town Centre**  
**Offers Over £230,000**

STYLISHLY PRESENTED THROUGHOUT \* THE PERFECT FIRST-TIME OR FAMILY HOME \*

\* VIEWINGS TO COMMENCE FROM:  
WEDNESDAY 3RD JUNE \*

\* C. 940 SQ FT / 87 SQ METERS OF  
LIVING ACCOMMODATION \*

\* A MUST VIEW HOME - READY TO  
MOVE INTO \* STYLISHLY  
PRESENTED THROUGHOUT \* THE  
PERFECT FIRST-TIME OR FAMILY  
HOME \* CENTRAL LOCATION \* 3  
GENEROUS IN SIZE BEDROOMS \* A  
WELL TENDED AND FULLY  
ENCLOSED REAR GARDEN  
BOASTING A SOUTH FACING ASPECT  
\* A SHORT WALK TO THE RAILWAY  
STATION, FARINGDON PARK AND  
THE DESIGNER OUTLET VILLAGE \*

MILES BYRON are delighted to offer  
For Sale this beautifully presented  
home. The deceptively spacious living  
accommodation briefly comprises:  
Entrance hall, a spacious open plan  
and dual aspect living/dining room,  
kitchen, lobby, modern bathroom and a  
utility / lean-to area. To the first floor  
there three bedrooms.

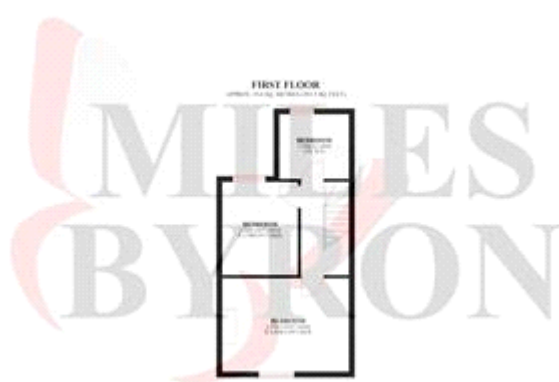
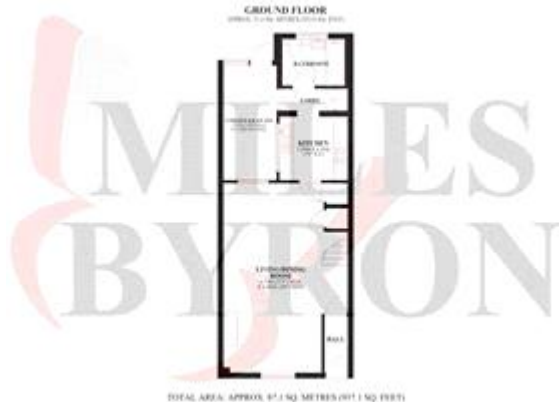
To fully appreciate this delightful home,  
MILES BYRON would highly  
recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE.

Council Tax Band: B (Swindon  
Borough Council)  
Tenure: Freehold  
Parking options: On Street, Residents  
Garden details: Enclosed Garden,  
Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

CENTRAL LOCATION \* 3 GENEROUS IN SIZE BEDROOMS \* A WELL TENDED AND FULLY  
ENCLOSED REAR GARDEN BOASTING A SOUTH FACING ASPECT \* A SHORT WALK TO THE  
RAILWAY STATION & AMENITIES | Freehold



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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(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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