



**William Street, Swindon Town Centre**  
**Offers Over £220,000**

BEING SOLD WITH NO ONWARD CHAIN! \*\*\* C.900 SQ FT OF LIVING SPACE \*\*\* RECENTLY

\*\*\* BEING SOLD WITH NO ONWARD CHAIN! \*\*\* C.900 SQ FT OF LIVING SPACE \*\*\* RECENTLY REFURBISHED \*\*\* THE PERFECT FIRST-TIME / INVESTMENT PURCHASE \*\*\* TENURE: FREEHOLD \*\*\* 3 GOOD SIZE BEDROOMS \*\*\*

MILES BYRON are delighted to offer For Sale this well presented terraced home located on the fringes of the Town Centre and Old Town. Attributes include: UPVC DOUBLE GLAZING & GAS RADIATOR CENTRAL HEATING \*\*\* The living accommodation includes: Entrance hall, an open plan living/dining room measuring C.23ft in length, kitchen, lobby area & bathroom. To the first floor there are 3 BEDROOMS. Externally there is a fully enclosed rear garden.

#### 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

REFURBISHED \*\*\* THE PERFECT FIRST-TIME / INVESTMENT PURCHASE \*\*\* TENURE: FREEHOLD  
\*\*\* 3 GOOD SIZE BEDROOMS \*\*\* UPVC DOUBLE GLAZING & GAS RADIATOR C/H. | 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.

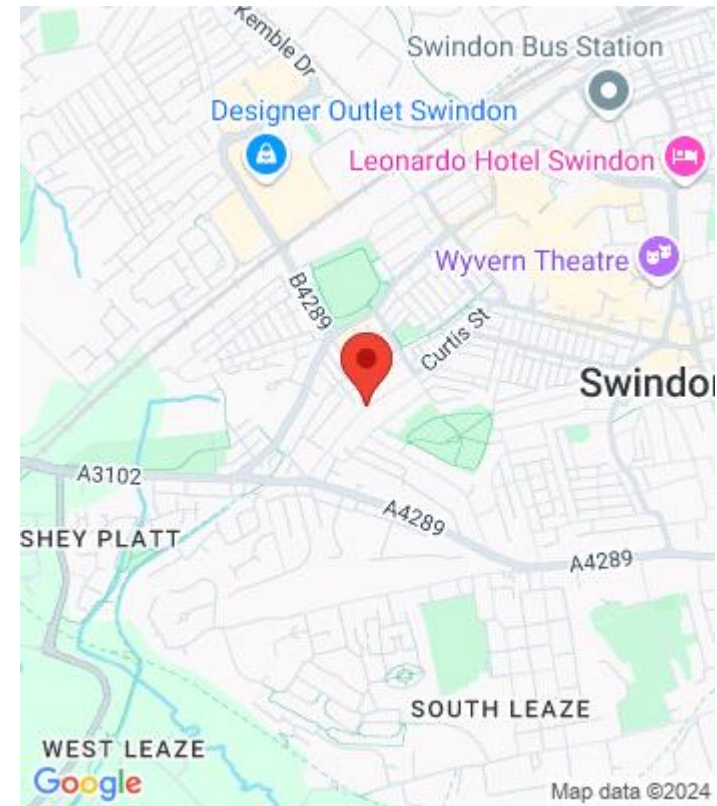
### Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		86
(55-68)	D	67	
(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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)