



**WILLIAM STREET**

Town Centre, Swindon, Wilts SN1 5LG

  
**PRIMARY**  
HOMES & LETTINGS



## William Street, Town Centre, Swindon SN1 5LG

- Mid Terrace House
- Two DOUBLE Bedrooms
- 22ft Lounge/Diner
- UPSTAIRS BATHROOM
- 17ft Kitchen
- Lean To/Utility Room
- Enclosed Rear Garden
- Excellent Location
- Council Tax Band - B
- POTENTIAL FOR LOFT CONVERSION

**Offers Over £220,000**



**\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\*** We are pleased to offer this spacious two DOUBLE bedroom mid terrace house. Located in William Street, within walking distance to the town centre and railway station. The accommodation briefly comprises of lounge/diner, kitchen, lean to/utility room, two bedrooms and bathroom. Property also benefits from an enclosed rear garden and gas central heating. An early viewing is highly recommended.

### **Entrance Hallway**

Stairs to first floor. Wood flooring. Radiator.

### **Lounge/Diner**

uPVC bay window to front elevation. uPVC window to lean to. Open fireplace. Wood flooring. Two radiators.

### **Kitchen**

Double doors to lean to. uPVC window to side elevation. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Integral dishwasher. Space for American style fridge/freezer. Understairs cupboard. Vinyl flooring. Radiator.

### **Lean To/Utility Room**

uPVC door and windows to rear elevation. Base units with worktops over. Space and plumbing for washing machine. Vinyl flooring.

### **Landing**

Loft access (partly boarded).

### **Bedroom One**

Two uPVC windows to front elevation. Radiator.

### **Bedroom Two**

uPVC window to rear elevation. Radiator.

### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of centre bath, built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Vinyl flooring. Radiator.

### **Front**

Enclosed by stone wall with gated entrance. Path leading to storm porch.

### **Rear Garden**

Enclosed by timber fencing and stone wall. Gravelled area with steps leading to lawned area with mature trees and gated rear access. Outside store cupboard.

### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

### **Mortgages**

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

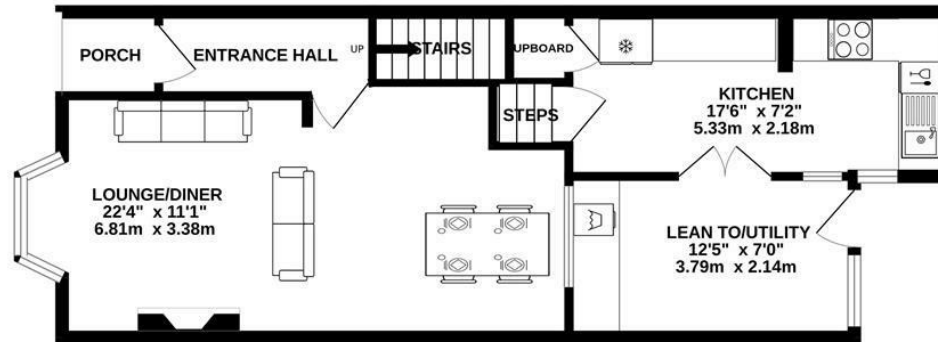
### **Money Laundering**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

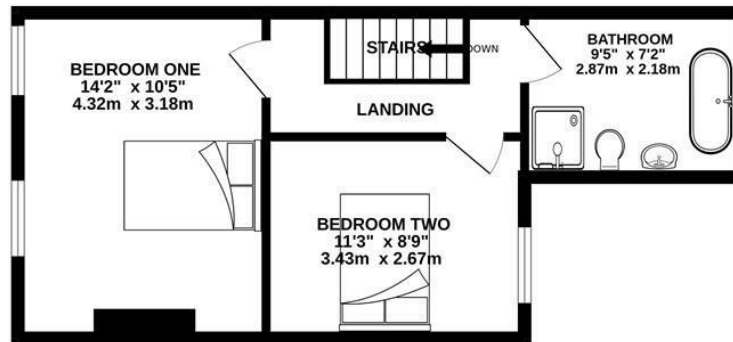




GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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