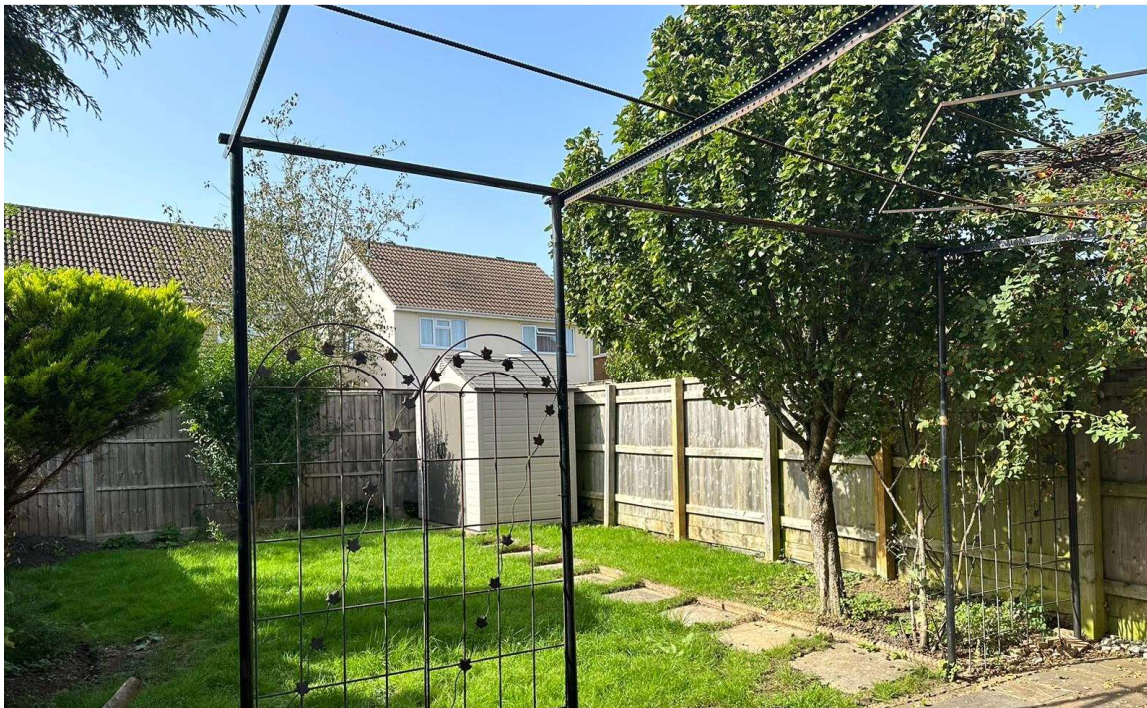


richard  
james



16 Ferrers Drive, Grange Park, Swindon, Wiltshire, SN5 6HJ

**Guide Price £320,000**



## IN A NUTSHELL

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 **2**

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\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*

Situated at the end of a quiet cul de sac we are pleased to present this much improved and extended 4 bedroom ensuite semi detached family home. The property benefits from uPVC double glazing, gas radiator central heating, sitting room, fitted kitchen/dining room, cloakroom, master bedroom with panoramic views, ensuite shower room, 3 further bedrooms, family bathroom, garage and gardens. The property is well located for all local amenities, shops, schools etc, Lydiard Park and M4 J16. The property is offered with vacant possession and viewing is highly recommended by the vendor's sole agent.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

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-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
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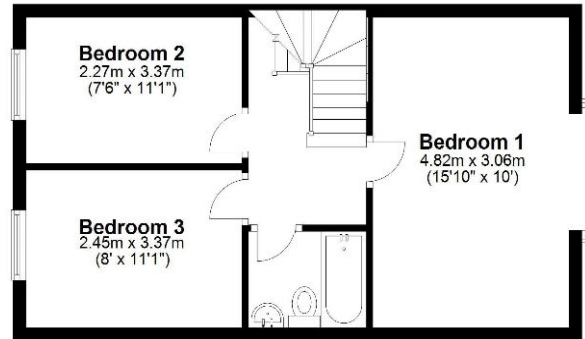
07921 451 614 | 01793 311 014

barriebrocks@richardjames.uk

Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)

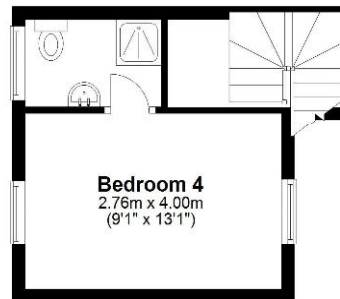
## First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



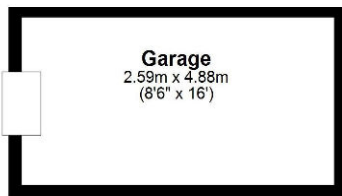
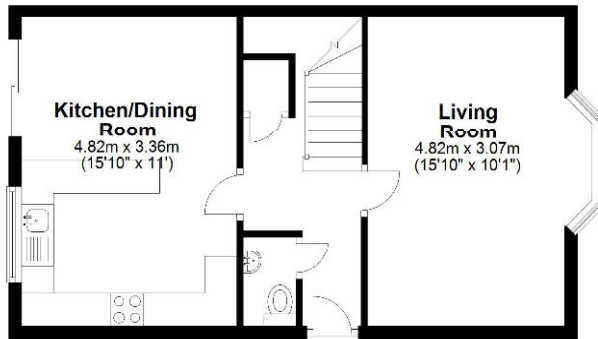
## Second Floor

Approx. 18.4 sq. metres (198.3 sq. feet)



## Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 113.2 sq. metres (1218.7 sq. feet)

### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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