



richard
james

58 Station Road, Purton, SN5 4EL

Offers in the region of £475,000



IN A NUTSHELL



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Formerly the village hairdressing salon. A rare opportunity has arisen to purchase a 4 bedroom ensuite detached family home with double garage/workshop, private parking for around 25 vehicles and with option for a commercial/residential use (subject to planning).

The property benefits from uPVC double glazing, gas radiator central heating, sitting room, kitchen/breakfast room, master bedroom, 3 further bedrooms, family bathroom, self contained hairdressing/beauty salon, double garage/workshop and private parking for numerous vehicles. The property is situated in the heart of the village within easy access of all local amenities, shops, schools etc & access to A419 via Cricklade & M4 J16. The property is offered with no onward chain 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		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

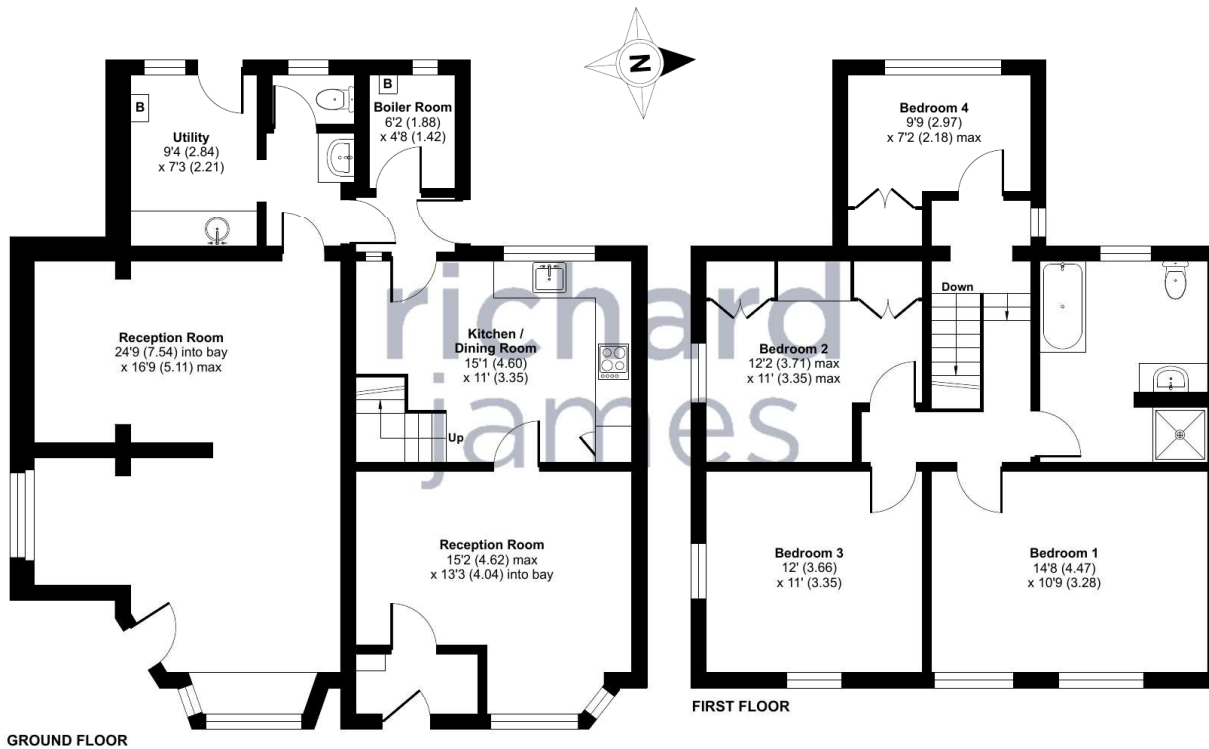



EXCEPTIONAL SERVICE

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.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

Approximate Area = 1623 sq ft / 150.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Richard James. REF: 1032360

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.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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