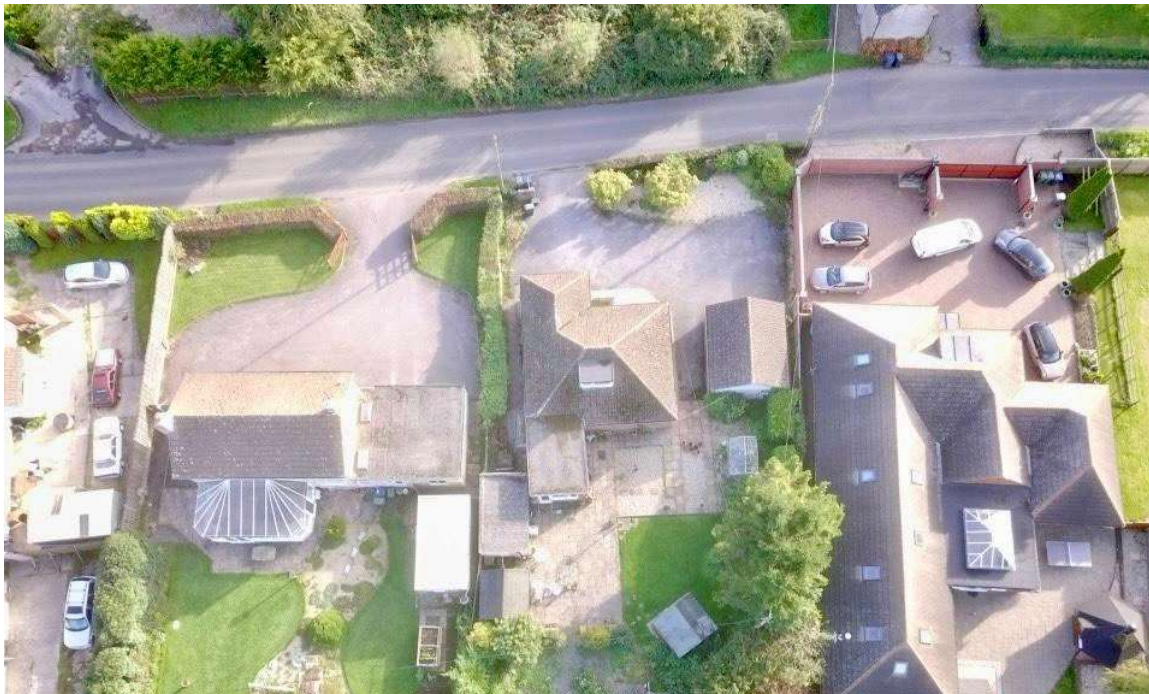


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Johannes, Lydiard Green, Wiltshire, SN5 3LP

Offers in excess of £400,000



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IN NEED OF MODERNISATION

Situated in a quiet & tucked away location at the end of the village, we are pleased to present this deceptively spacious 2/3 bedroom detached bungalow. The property benefits from uPVC double glazing, gas radiator central heating, sitting/dining room, kitchen/breakfast room, bathroom, 2 ground floor bedrooms, first floor study/bed 3, single & double garage, private gardens & parking for numerous vehicles. The property is offered with vacant possession & 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 | 59 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





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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- Honest valuations in current market conditions
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