



Ballyack Close, Coate, SN3 6EG

asking price **£360,000**

**richard
james**



 3  2  2

freehold energy
efficiency rating

| B

This well presented three bedroom family home can be found tucked neatly into the end of a quiet cul-de-sac in the ever-popular Coate development. Being just a short walk from the local school and shop, a short drive to the Great Western hospital as well as the connecting A419 & M4, this couldn't be better situated.

The property comprises; entrance hall, WC, spacious living room and integrated kitchen diner at the rear of the ground floor. Upstairs you'll find the third room currently used as an office, the second double bedroom, family bathroom and master bedroom with a built-in wardrobe and en suite. The property also benefits from a spacious rear garden laid to lawn and a patio whilst there is also a garage and private driveway to the side of the property.

Get in touch for your chance to view!

COUNCIL TAX BAND - E

EPC - B



exceptional service

Our team will guide you through the process of buying or selling your home.

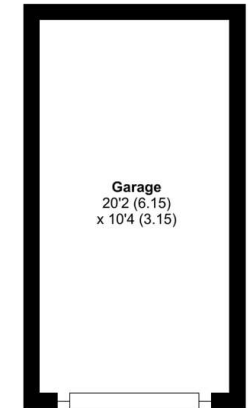
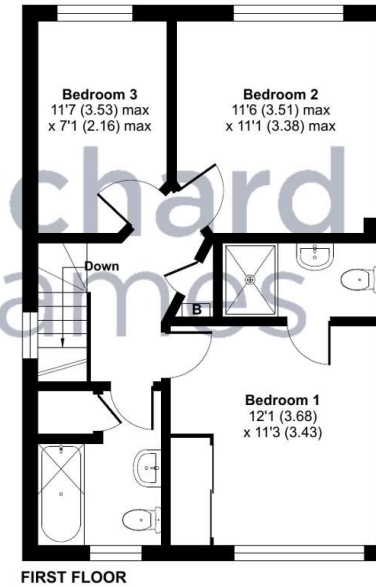
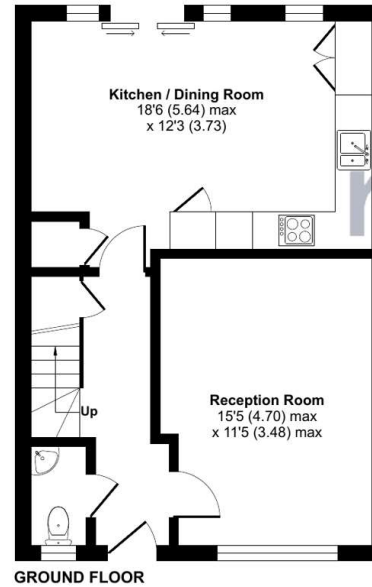
We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- 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

call us for a free
valuation on your
property

oldtown@richardjames.uk

Victoria Road | Old Town | SN1 3BD



Approximate Area = 1048 sq ft / 97.3 sq m
Garage = 208 sq ft / 19.3 sq m
Total = 1256 sq ft / 116.6 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). © richcom 2023. Produced for Richard James. REF: 1054592

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.

rightmove