

richard
james



19 Dean Street, Even Swindon, Swindon, Wiltshire, SN1 5EN

Guide Price £250,000 to £275,000



IN A NUTSHELL

 **4**
 **2**
 **2**

** Guide Price £250,000 -£275,000 **

- FOUR BEDROOMS
- RENOVATED KITCHEN
- BEAUTIFULLY PRESENTED
- OPEN LIVING GROUND FLOOR
- EN SUITE TO MASTER
- LOW MAINTENANCE REAR GARDEN

This extended four bed family home has been beautifully finished throughout. Boasting a master bedroom en suite in the loft conversion, immaculate kitchen and low maintenance, private rear garden. Not only the above, but being located within a short walking distance from a green park, the designer outlet village and Swindon town centre, you couldn't be better situated.

The property comprises; entrance hall, open living room diner, spacious understairs cupboard, recently fitted kitchen and a family shower room. On the first floor you'll find two comfortable double bedrooms as well as the fourth bedroom. The loft conversion has been done to make a master bedroom with fitted wardrobes and generous en suite. The property also benefits from a low maintenance rear garden on two levels laid to block paving, with an electric garage door at the rear to allow the option of parking.

Get in touch for your chance to view!

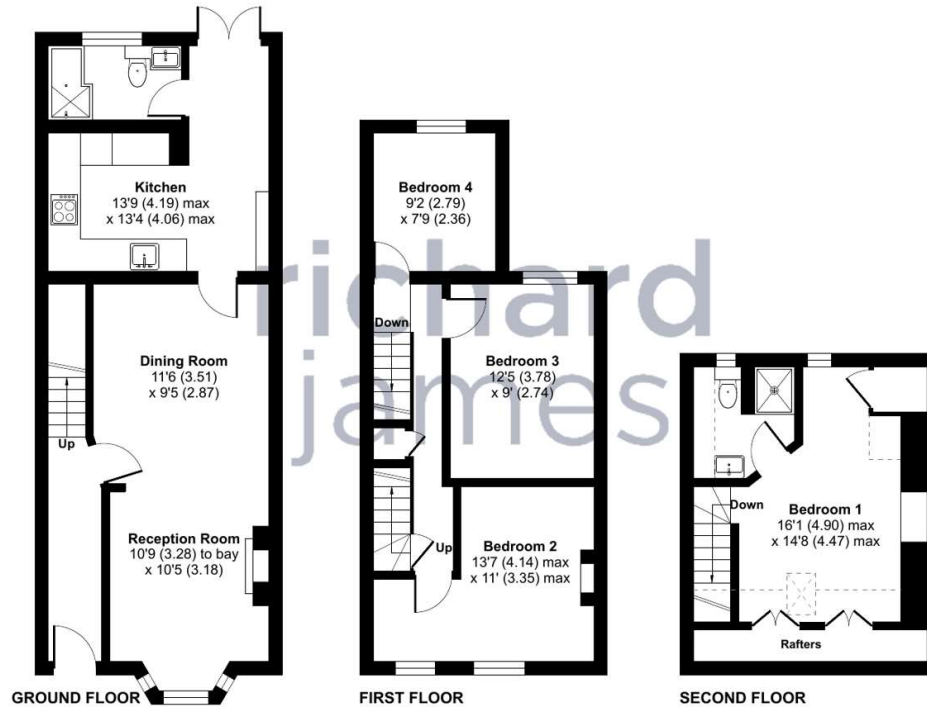
COUNCIL TAX BAND - B

EPC - C

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	83
(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	





Approximate Area = 1122 sq ft / 104.2 sq m
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Total = 1214 sq ft / 112.7 sq m
For identification only - Not to scale

Denotes restricted head height

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

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Richard James. REF: 1053333

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3. All Measurements are approximate.

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