



richard  
james

**19 Ryan Close, Sparcells, Swindon, Wiltshire, SN5 5WA**

**Asking Price £299,950**



## IN A NUTSHELL



Situated at the end of a quiet cul-de-sac, this 3 bedroom property occupies a larger than average plot with scope to extend to the side (subject to planning permission).

The accommodation comprises entrance hall, living room, kitchen/dining room, two double bedrooms, one single bedroom and bathroom. Outside there are gardens to the front, rear and side as well as a garage situated in a block with driveway parking to the front of it.

The property is well located for all local amenities including shops, schools etc. Shaw Forst Park, Peatmoor Lagoon and Lydiard Park are also nearby. The M4 can be accessed at both J15 and J16.

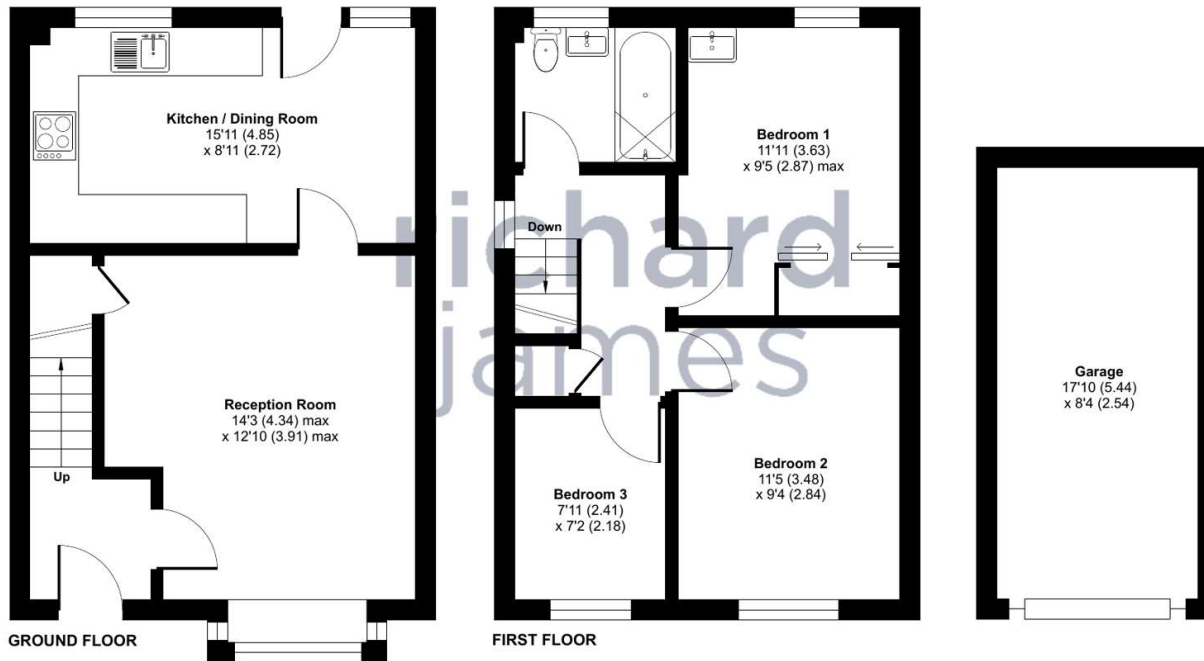
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 764 sq ft / 70.9 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 913 sq ft / 84.7 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: 1052934

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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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