

richard
james



4 Step Stones, Ridgeway Farm, Swindon, SN5 4GH

Offers Over £380,000



IN A NUTSHELL



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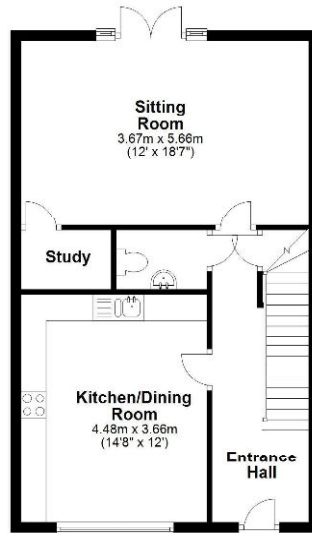
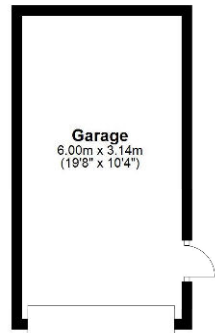
Situated in a quiet cul de sac on the edge of the development close to open fields, we are pleased to present this much improved 4 bedroom ensuite detached family home. The property benefits from, uPVC double glazing, gas radiator central heating, cloakroom, fitted kitchen/dining room, sitting room, study, master bedroom with en suite shower room, 3 further bedrooms, family bathroom, garage and gardens. The property is offered with no onward chain & viewing is highly recommended by the vendor's sole agent.

EPC

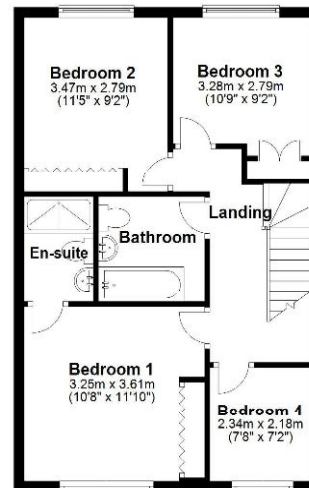
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 72.6 sq. metres (781.1 sq. feet)



First Floor
Approx. 52.6 sq. metres (566.5 sq. feet)



Total area: approx. 125.2 sq. metres (1347.6 sq. feet)

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.

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
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