

A two-story semi-detached house with a gravel driveway and garden. The house has a textured, light-colored facade and a dark roof with a chimney. The front features a central door and a bay window on the right, both with white frames. The garden is bordered by a wooden fence on the left and a brick border on the right, with various plants and a black bin. The sky is blue with light clouds.

richard  
james

**40a Station Road, Purton, SN5 4EL**

**Guide Price £340,000**





## IN A NUTSHELL

 **3**
 **1**
 **1**

A stunning three bedroom family home in a highly sought after village location. With secondary and primary schools within walking distance, village shops, amenities and easy access to junction 16 of the M4 and the Cotswolds this is one you cannot afford to miss.

The house boasts an entrance hall, down stairs cloakroom, a beautiful and spacious open plan living and dining room with feature fireplace and a separate kitchen with a utility area as well. Upstairs you'll find three good sized bedrooms all beautiful presented plus a re-fitted family bathroom. The garden is a brilliant safe place for the children to play and to entertain while to the front there is ample driveway parking for numerous vehicles.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>80</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	





## 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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**richard  
james**

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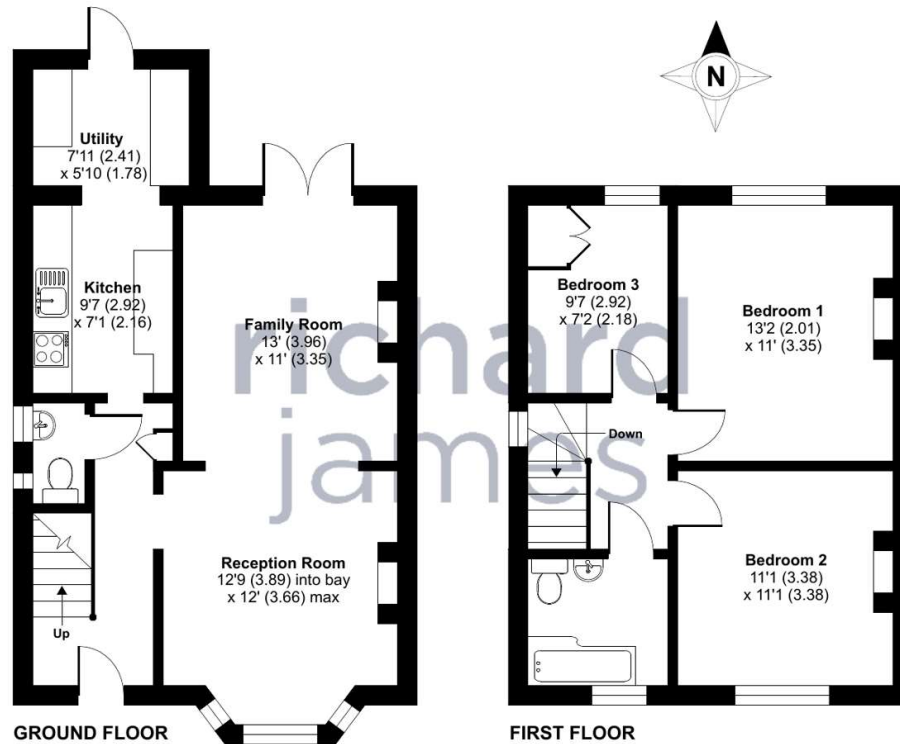
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Find me on [incentivised.com/Luke Humphries](https://www.incentivised.com/LukeHumphries)

Approximate Area = 989 sq ft / 91.1 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). © n3checom 2023. Produced for Richard James. REF: 1068739

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- All Measurements are approximate.

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