



richard  
james

25 Brickworth Place, Badbury Park, Swindon, Wiltshire, SN3 6FT

Asking Price £365,000



## IN A NUTSHELL



- NO ONWARD CHAIN
- THREE BEDROOMS
- DETACHED
- DOWNSTAIRS WC
- EN SUITE TO MASTER
- GARAGE AND DRIVEWAY
- SOUGHT AFTER AREA

This lovely three bedroom detached family home can be found tucked neatly into a quiet cul-de-sac road in the highly sought after Coate development. Being walking distance from the school, library and shop, whilst also close to the Great Western hospital and connecting A419 & M4, this couldn't be better situated.

The property comprises; entrance hall, living room to front, WC, utility space and integrated kitchen diner across the back. Upstairs you'll find two double bedrooms, the family bathroom with shower over bath and the master bedroom with en suite. The property also benefits from a spacious rear garden laid to patio, decking and lawn whilst there is a driveway and garage to the side.

Get in touch for your chance to view!

COUNCIL TAX BAND - E

EPC -B

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(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	



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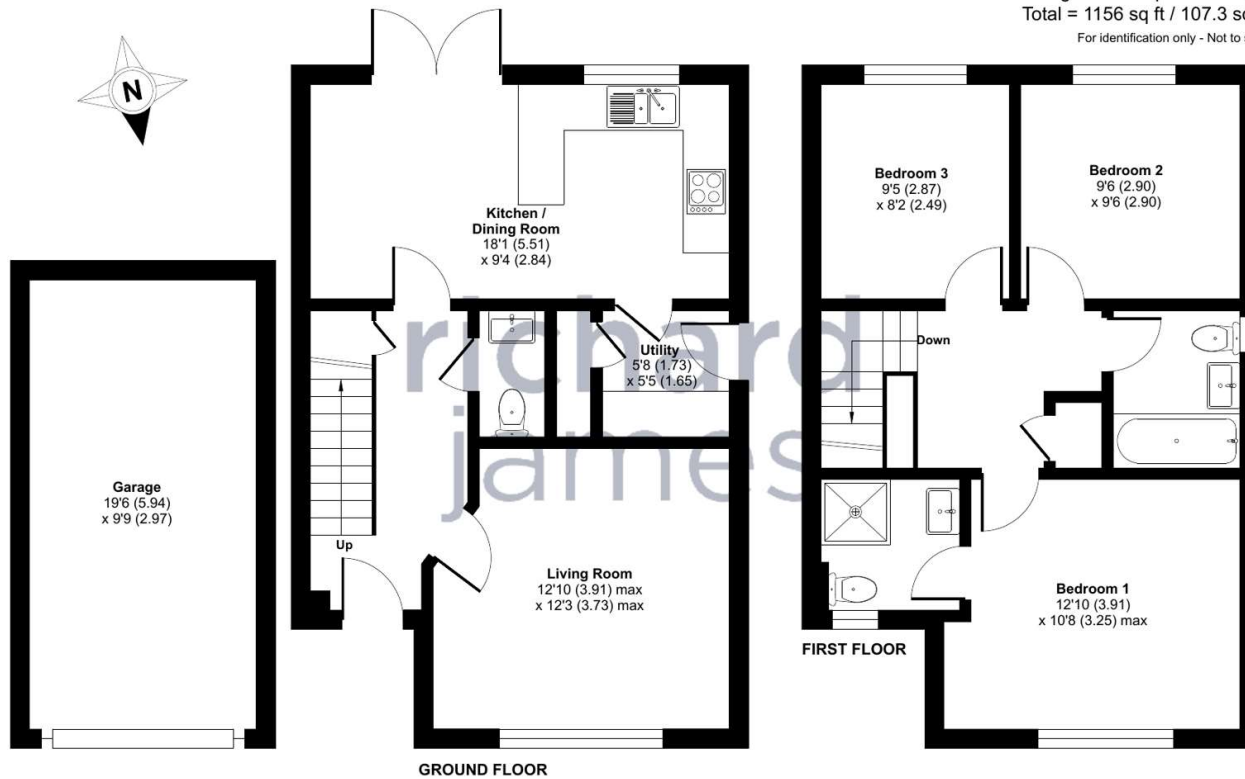
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# EXCEPTIONAL SERVICE

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

Approximate Area = 964 sq ft / 89.5 sq m  
Garage = 192 sq ft / 17.8 sq m  
Total = 1156 sq ft / 107.3 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). © n3cheom 2023. Produced for Richard James. REF: 1052272

## 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.

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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