

richard
james



5 Willowbrook, Purton, Wiltshire, SN5 4AG

Offers in excess of £360,000



IN A NUTSHELL

 **2**
 **1**
 **1**

**** MARKETED WITH NO ONWARD CHAIN****

Immaculate in its presentation, enjoying a large corner plot in this select cul de sac in the heart of the village, we are pleased to present this much improved 2 bedroom detached bungalow.

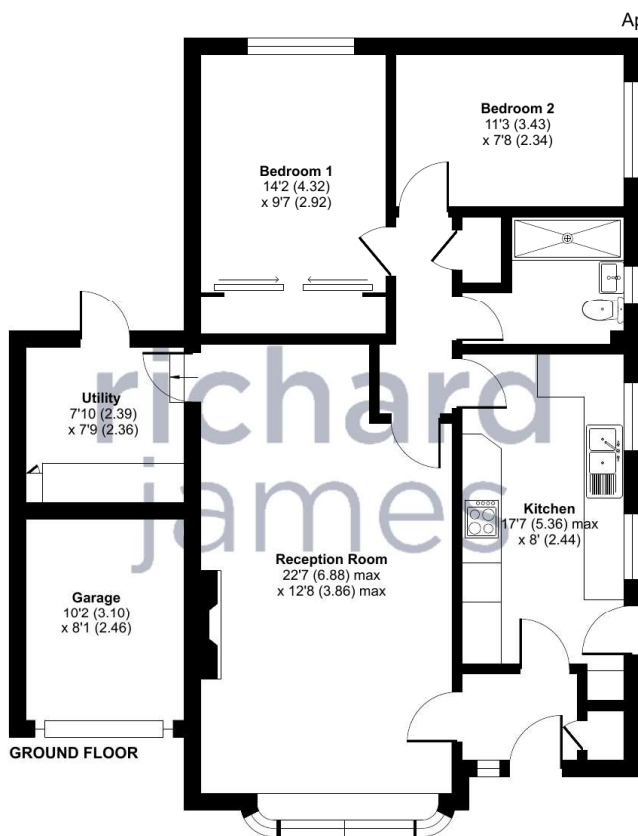
The property benefits from uPVC double glazing, gas radiator central heating, sitting room/dining room, re fitted kitchen, utility room, 2 double bedrooms, re fitted shower room, garage/storage, parking for numerous vehicles & corner plot landscaped gardens.

The property is well located for all local amenities, shops, doctors. pharmacies etc M4 J16 & A419 via Cricklade.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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 = 863 sq ft / 80.1 sq m
Garage = 81 sq ft / 7.5 sq m
Total = 944 sq ft / 87.6 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: 1063485

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
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

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

**richard
james**

1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY

| 01793 311 041

stevenhendry@richardjames.uk

Find me on [incentivised.com/Steven Hendry](https://www.incentivised.com/Steven-Hendry)

rightmove
find your happy