



richard  
james

122 Kingshill Road, Old Town, Swindon, SN1 4LQ

Asking Price £230,000



## IN A NUTSHELL



- TWO DOUBLE BEDROOMS
- END TERRACE
- CONSERVATORY
- PRIVATE REAR GARDEN
- PARKING
- COMPLETE CHAIN

Richard James are pleased to offer for sale this improved Two Bedroom, end terraced house, situated within the popular Old Town area. The well presented accommodation comprises 14' Sitting Room and 14' fitted Kitchen/Diner, with spacious 14' PVCu Conservatory with double doors opening into the Southerly facing Rear Garden. With the Two Bedrooms and Bathroom, with modern white three piece suite, to the first floor. Further features include: PVCu double glazing, Gas Radiator Heating and Off Road Parking Space to front. An internal viewing is highly recommended by the vendors Sole Agents.

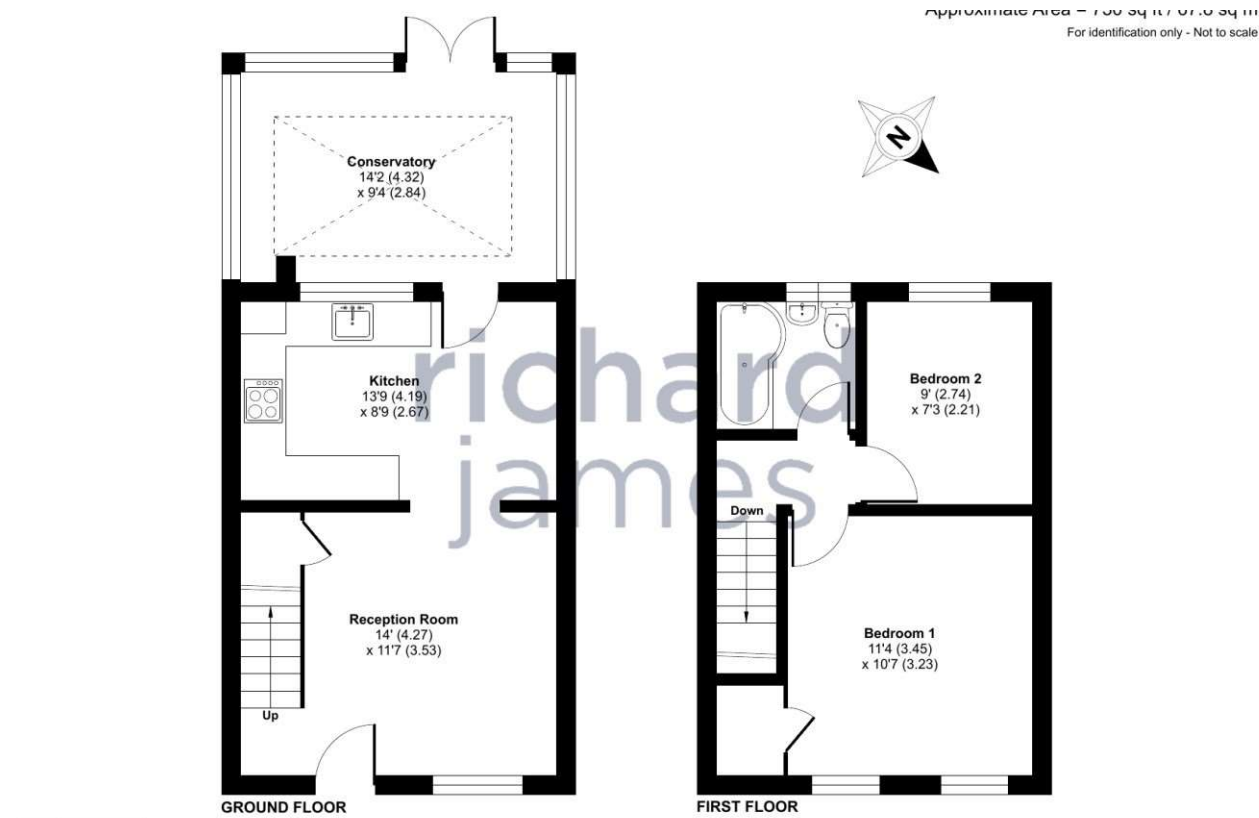
EPC: C

Council Tax: B

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	74
(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	





**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James. REF: 1090279

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**richard james**

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