



richard
james

16 Sandringham Road, Lawns, Swindon, SN3 1HP

Asking Price £500,000



IN A NUTSHELL



A large four bedroom detached home which is well located on Sandringham Road in the sought after area of Lawns in Swindon.

This generous property occupies a corner plot meaning it offers plenty of space internally and externally making it ideal for a family.

The property is a short walk from local shops and amenities and is also in close proximity to local schools.

The ground floor living accommodation briefly comprises; entrance hall, a large living room, the dining room, a kitchen/dining room, utility and W.C.

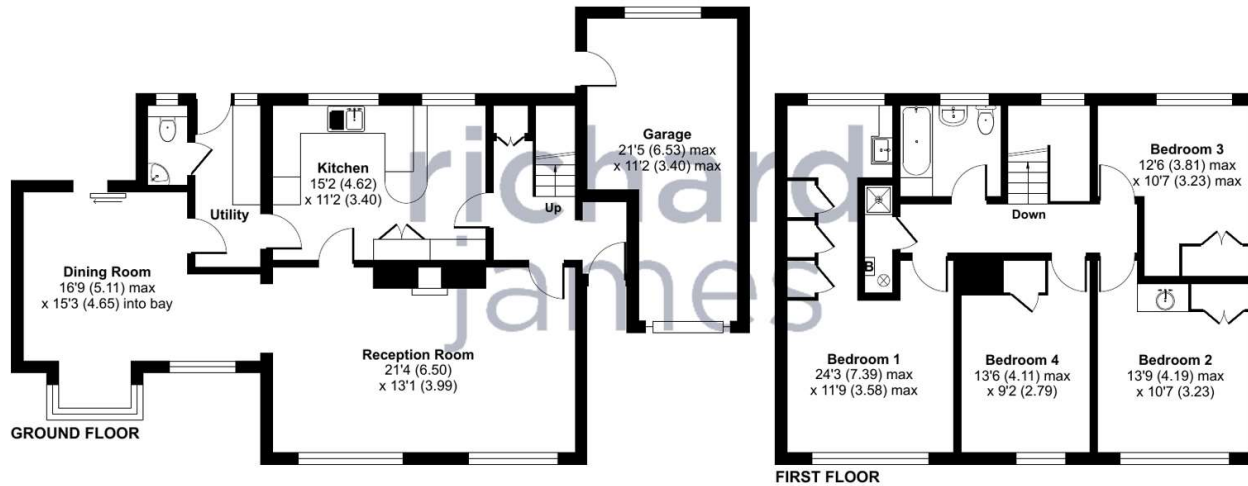
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(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	





Approximate Area = 1647 sq ft / 153 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1842 sq ft / 171.1 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 2024. Produced for Richard James. REF: 1101365

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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.

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