

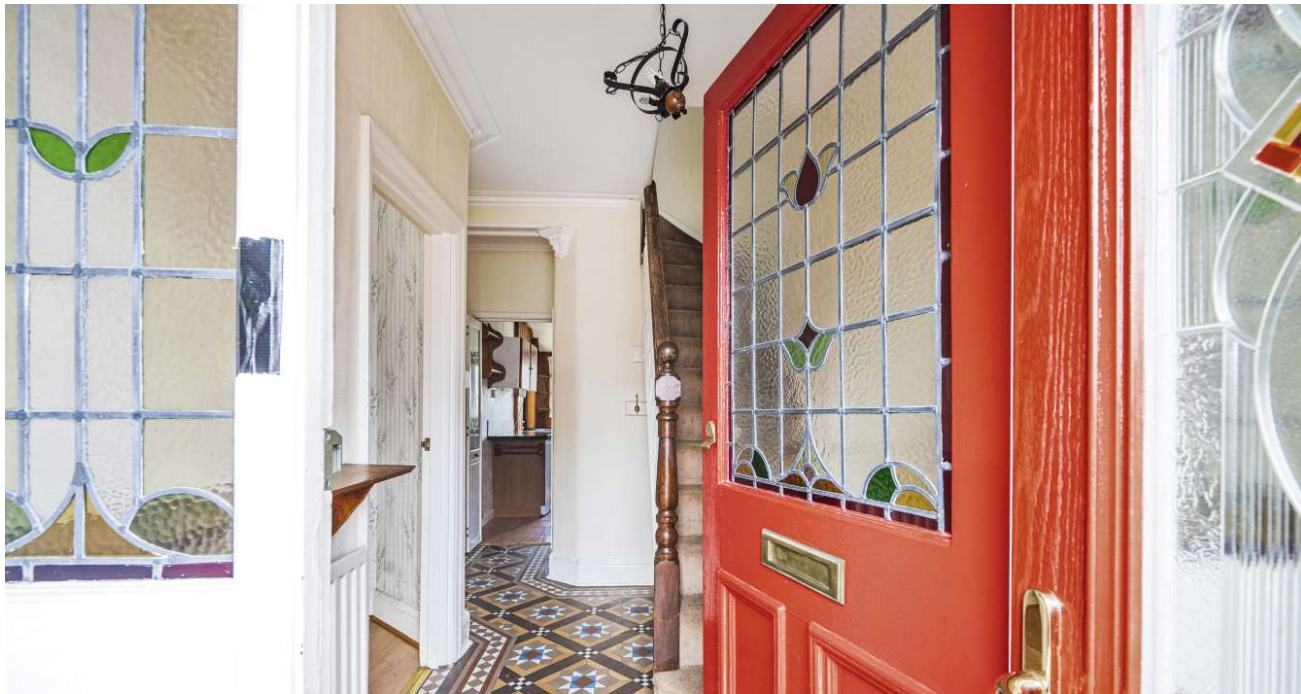


richard  
james

29 Ashford Road, Old Town, Swindon, SN1 3NR

Asking Price £280,000





## IN A NUTSHELL



- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- AMPLE SIZED SINGLE
- GENEROUS THREE-PIECE UPSTAIRS BATHROOM
- DOWNSTAIRS WC
- TWO LARGE RECEPTION ROOMS
- PRIVATE READ GARDEN

This traditional Old Town, THREE-bedroom family home can be found tucked nicely onto a quiet road in Old Town, well located and only a short distance from the ample local amenities of both the town centre and Old Town.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
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

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

**richard  
james**

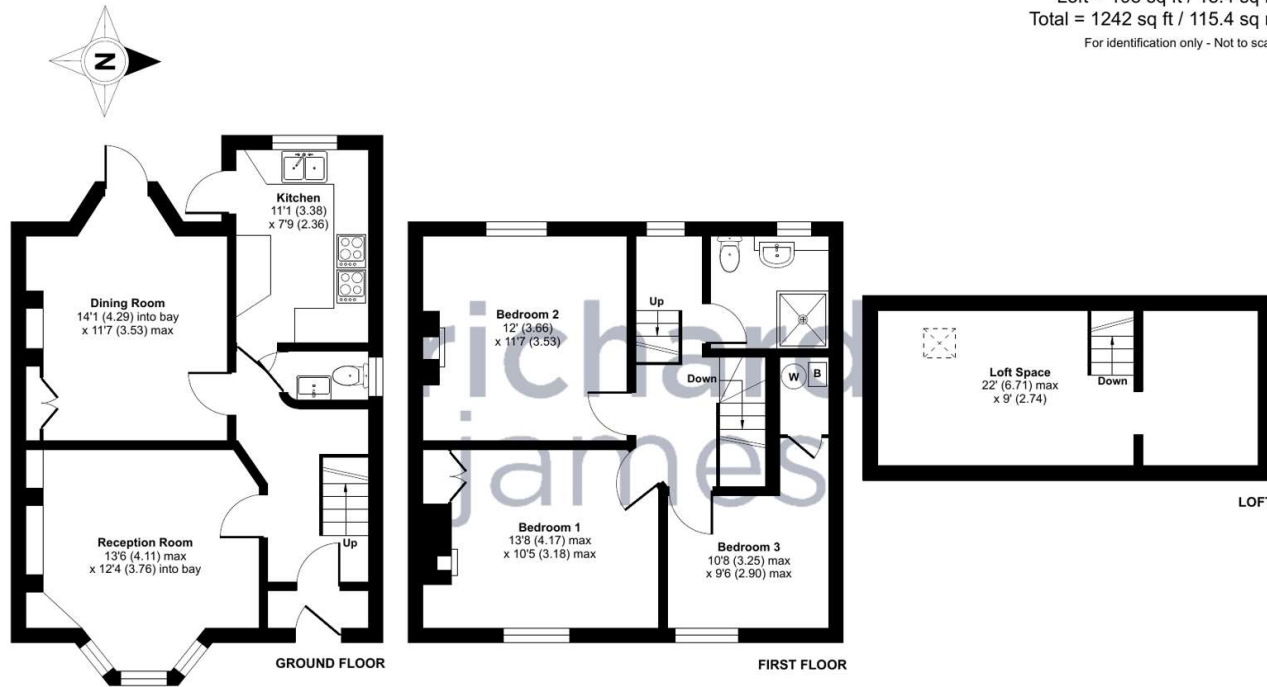
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Approximate Area = 1044 sq ft / 97 sq m  
Loft = 198 sq ft / 18.4 sq m  
Total = 1242 sq ft / 115.4 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1092188

### 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.

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