

richard
james



98 Dixon Street, Swindon, Wiltshire, SN1 3PJ

Asking Price £210,000



IN A NUTSHELL



- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- PRIVATE REAR GARDEN

This beautifully presented two bedroom terrace home can be found in the heart of Old Town offering the perfect first time buy surrounded by ample amenities such as shops, restaurants, bars and transport links like the train and bus station in walking distance.

The property comprises; entrance hall, bay fronted living room, dining room, kitchen and bathroom. Upstairs you will find two large double bedrooms. The property also benefits from a tiered and private rear garden.

Get in touch for your chance to view!

FREEHOLD

COUNCIL TAX - B

EPC - D

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(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**

101 Victoria Road | Old Town | Swindon | SN1 3BD

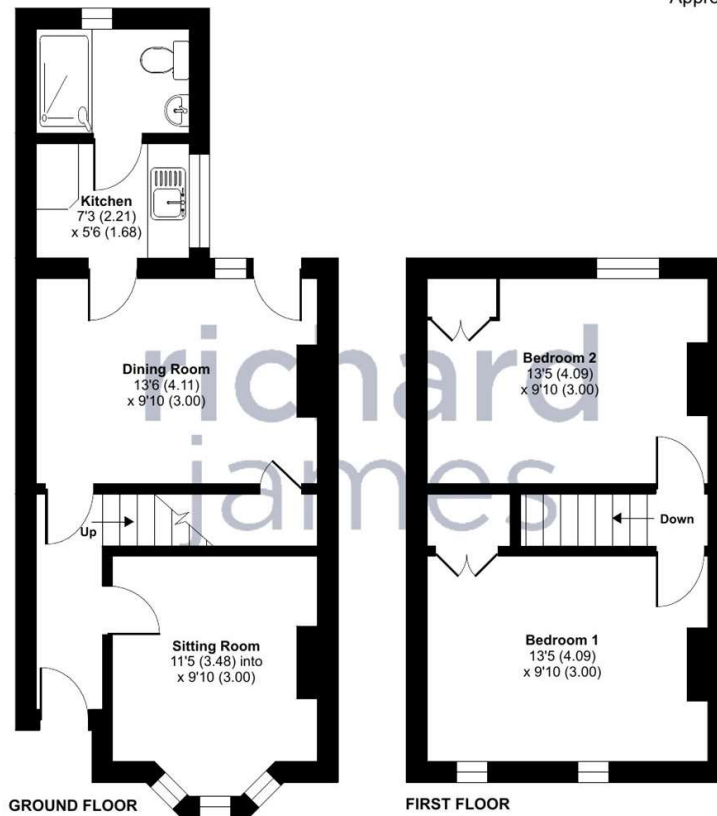
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Find me on [incentivised.com/Danny Hale](https://www.incentivised.com/DannyHale)

Approximate Area = 709 sq ft / 65.9 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: 1101452

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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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