

richard  
james



2 Evelyn Street, Old Town, Swindon, Wiltshire, SN3 1RP

Offers Over £350,000




## IN A NUTSHELL

 **3**
 **2**
 **2**

A superb, three double bedroom, red-brick house in the heart of Old Town with GARAGE and PARKING. Spanning three floors, this property has undergone significant enhancements while preserving its original character and allure. The well-appointed accommodation comprises an entrance hall, two reception rooms, a modern fitted kitchen, utility area, and cloakroom on the ground floor. The first floor boasts an impressive bathroom and two generously sized double bedrooms. On the second floor, a bright and airy bedroom with a distinctive exposed chimney is complemented by a modern en suite shower room. External features include an enclosed rear garden, a garage providing off-street parking, and a workshop.

Perfectly situated within walking distance of

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(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	



# EXCEPTIONAL SERVICE

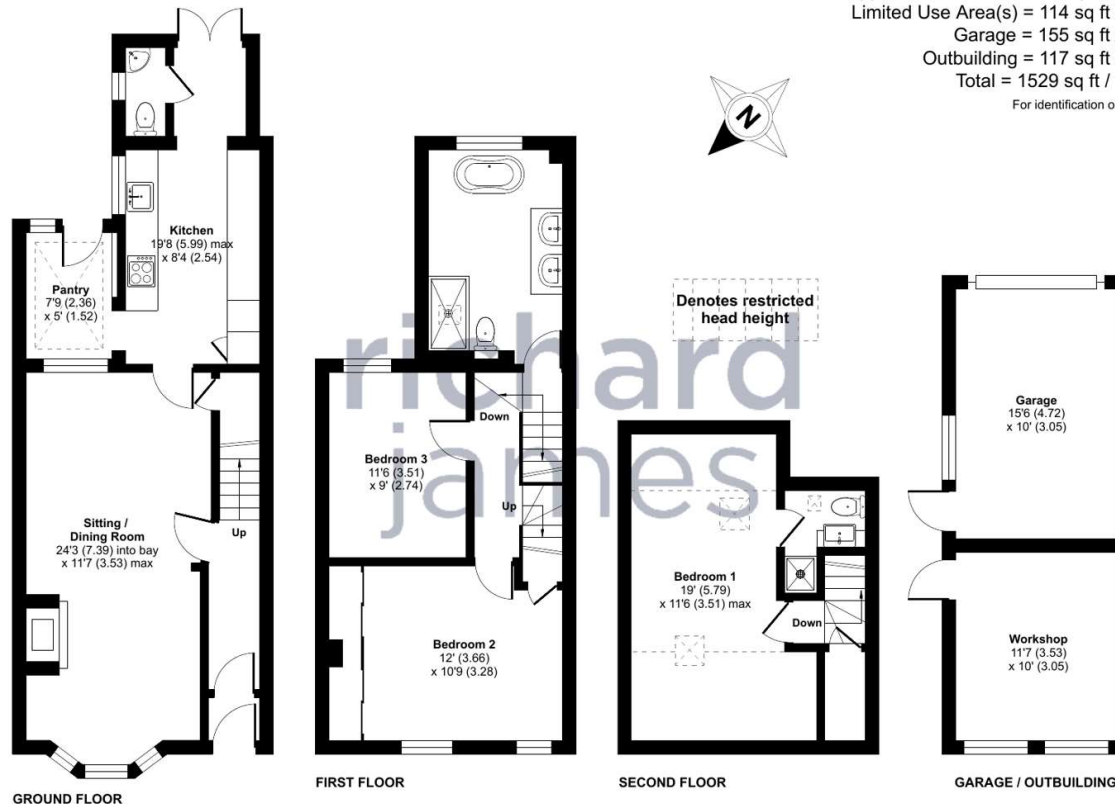
Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as 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

Approximate Area = 1143 sq ft / 106.1 sq m  
Limited Use Area(s) = 114 sq ft / 10.5 sq m  
Garage = 155 sq ft / 14.3 sq m  
Outbuilding = 117 sq ft / 10.8 sq m  
Total = 1529 sq ft / 141.7 sq m  
For identification only - Not to scale



Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1102051

## Richard James & their clients give notice that:

- 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.
- 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.
- All Measurements are approximate.

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

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