

richard
james



13 Galloway Close, Ramleaze, Swindon, Wiltshire, SN5 5QQ

Offers in the region of £225,000



IN A NUTSHELL

 **2**
 **1**
 **1**

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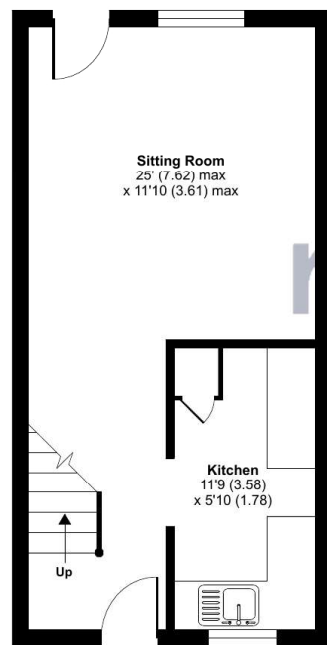
****NO ONWARD CHAIN****

Situated at the end of a quiet cul de sac and offered with no onward chain, we are pleased to present this 2 bedroom mid terrace house. The property benefits from uPVC double glazing, gas radiator central heating, kitchen, sitting/dining room, 2 bedrooms, bathroom, garage in block and gardens. The property is well located for all local amenities, shops, schools etc Lydiard Park and M4 J16. The property is offered with vacant possession & viewing is highly recommended by the vendor's sole agent.

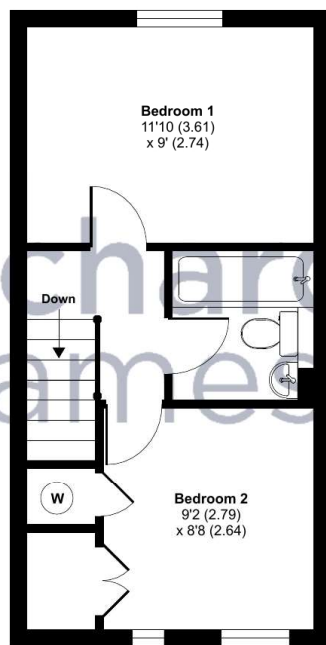
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(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	

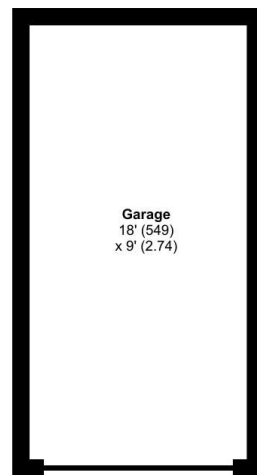




GROUND FLOOR



FIRST FLOOR



Approximate Area = 592 sq ft / 55 sq m
Garage = 162 sq ft / 15 sq m
Total = 754 sq ft / 70 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). © n1che.com 2024. Produced for Richard James. REF: 1096870

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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.

EXCEPTIONAL SERVICE

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-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
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-  Professional photography
-  Social media marketing
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