

richard
james



41 Woollaton Close, Grange Park, Swindon, Wiltshire, SN5 6BB

Guide Price £270,000



IN A NUTSHELL

 **3**
 **2**
 **1**

This well presented three bedroom end of terrace home is well located in a quiet cul-de-sac in the popular area of Grange Park in West Swindon.


This property would be perfect for a couple or family due to its superb condition throughout, its landscaped rear garden plus its superb location just a short walk from local schools and offering easy access to J16 of the M4.

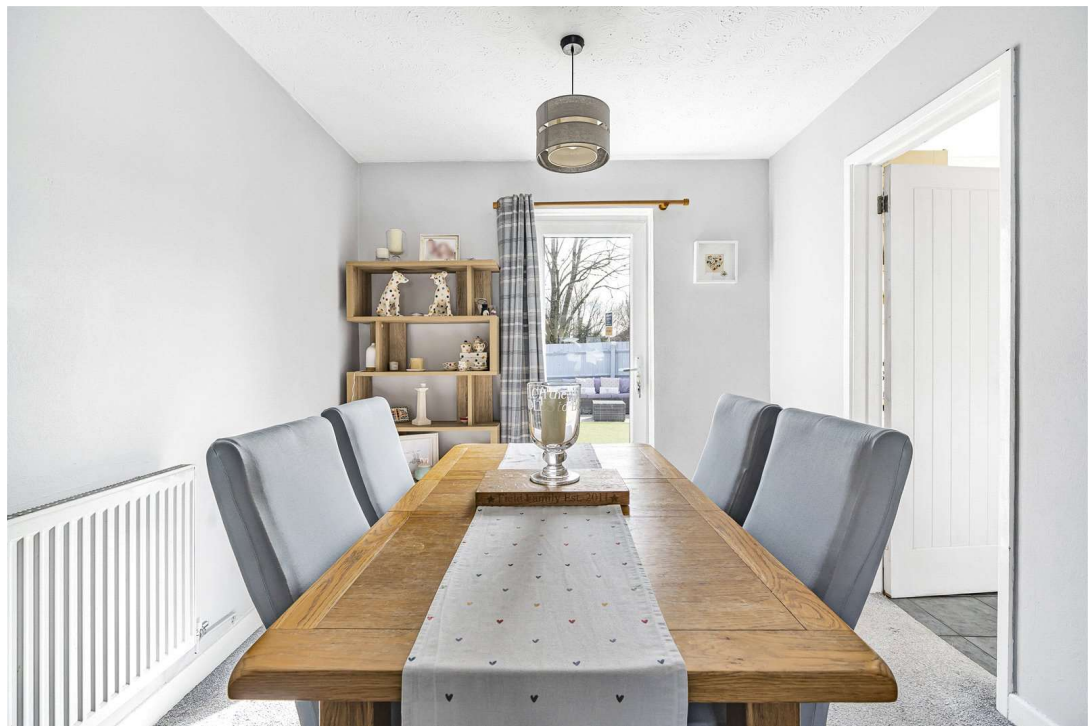
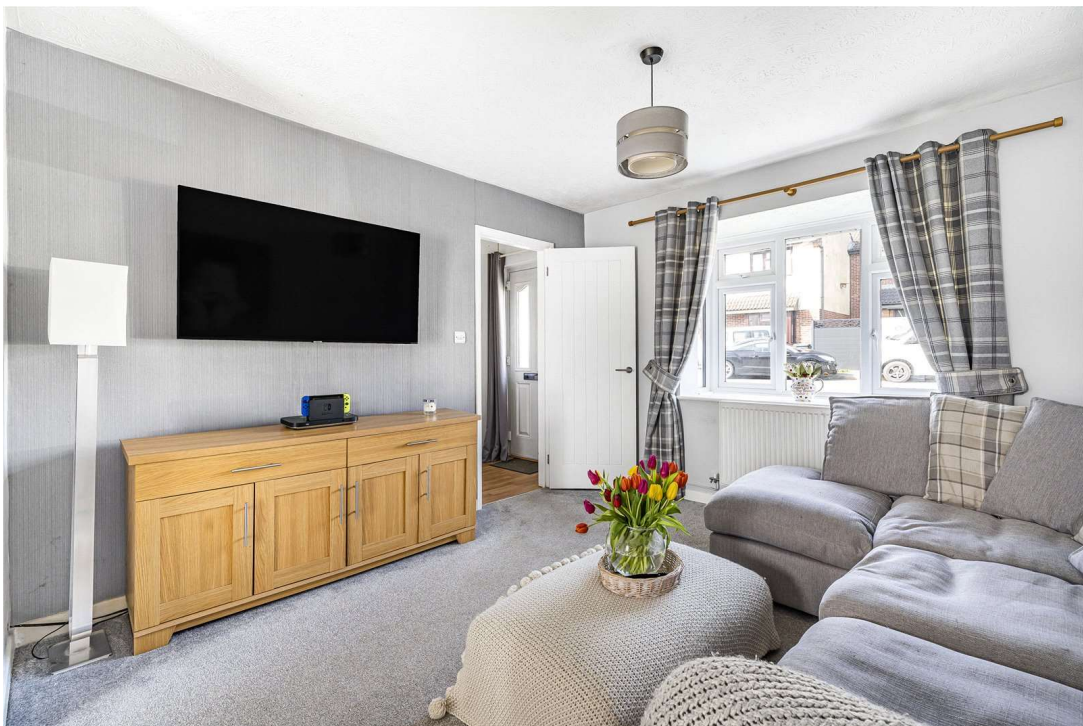
The ground floor living accommodation comprises; entrance hall, W.C, a bay fronted living room which is open plan to the dining room and a modern kitchen.

The first floor offers; first floor landing, the main bedroom which is a generous double bedroom, the second bedroom, a modern family bathroom plus bedroom three. To the rear is an enclosed landscaped rear garden with a decked area with its own bar leading to an artificial lawn and a patio seating and barbeque area at the rear. There is also gated side access.

This property also has a garage located in a block to the rear of the property and accessed via driveway to the side. You can also park a car in front of the garage.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(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	



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-  5* service from valuation to completion
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-  Social media marketing
-  Top listings on Rightmove and Zoopla

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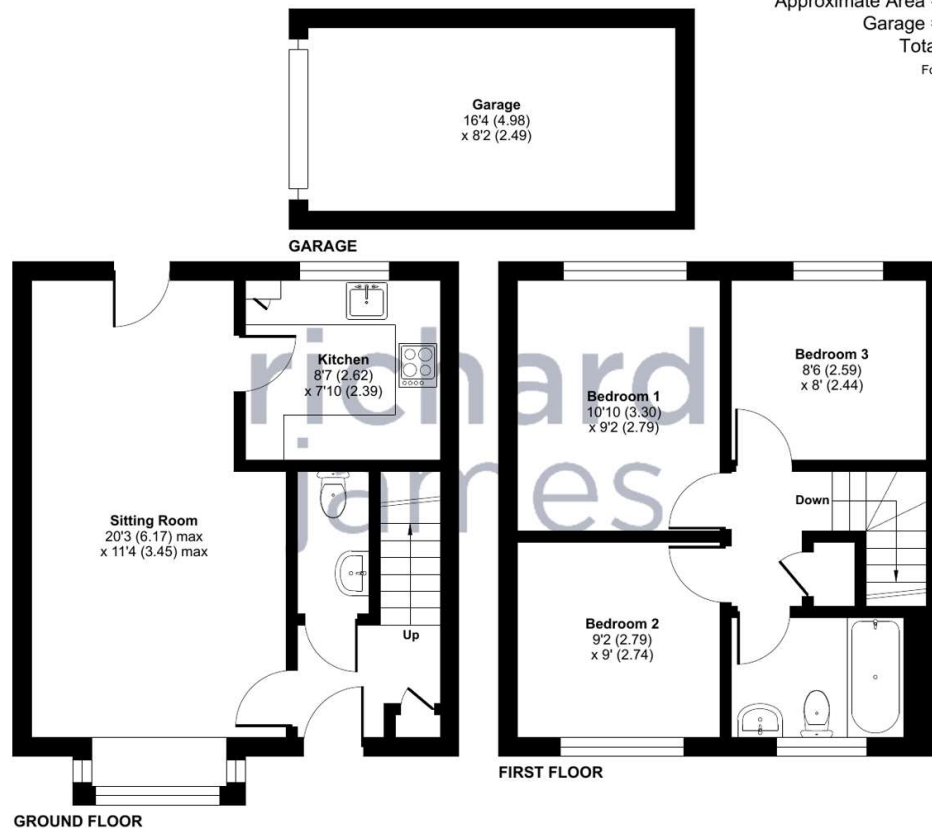
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Approximate Area = 751 sq ft / 69.7 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 884 sq ft / 82 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1104396

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