

richard
james



247 Marlborough Road, Old Town, Swindon, Wilts, SN3 1NN

Asking Price £725,000



IN A NUTSHELL

 **4**  **3**  **1**

**** OFFERED FOR SALE WITH NO CHAIN ****

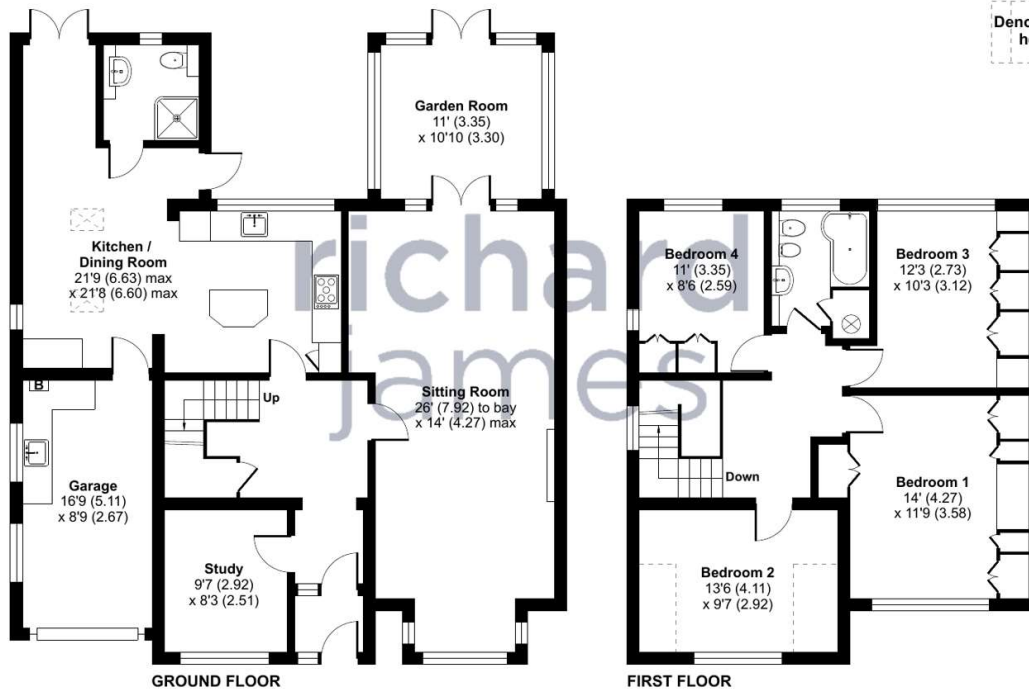
A rare opportunity to purchase this sizeable, detached family home in the ever-popular tree lined Marlborough Road.

The property offers further scope to extend, improve and currently comprises entrance hall, open plan living/dining room, sunroom, fitted kitchen/breakfast room and shower room. The first floor offers four bedrooms and family bathroom.

Outside are front gardens with driveway parking for plenty of vehicles and the option of an 'in' out' driveway. The rear garden offers plenty of space for BBQs and outside entertaining, as well as having mature trees and shrubs.

Marlborough Road provides easy access to the A419, J15 M4 and Swindon Station with mainline to Paddington in circa 1 hour.





Approximate Area = 1850 sq ft / 171.8 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 2032 sq ft / 188.6 sq m

For identification only - Not to scale

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...

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1095268

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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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