

richard
hughes



162 Kingshill Road, Old Town, Swindon, Wiltshire, SN1 4LN

Guide Price £375,000



IN A NUTSHELL

 **4**  **2**  **2**

*** GUIDE PRICE OF £375,000 - £400,000 ***

A much improved four bedroom semi detached, bay fronted property, offered for sale in the sought after Kingshill area. The property is in great condition and has been extended to the rear whilst maintaining a lot of its original charm. Comprising; entrance hall, sitting room with bay window to front, dining room leading into a full width kitchen/diner with bi fold doors and large skylight - filling this room with plenty of light. Rising to the first floor you'll find three great bedrooms and a family bathroom. The whole of the top floor is occupied by the master bedroom and ensuite shower room - a fantastic space. The rear garden enjoys a south facing orientation and is laid with decking and lawn whilst you'll find ample storage in the store room. Off street parking for two vehicles completes this amazing home. Call us today to book your viewing.

EPC RATING: D

COUNCIL TAX BAND:

EPC



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 = 1605 sq ft / 149.1 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1687 sq ft / 156.6 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). © n3checom 2024. Produced for Richard James. REF: 1106186

Richard James & their clients give notice that:

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.

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

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