

richard
james



13 Ayrshire Close, Shaw, Swindon, Wiltshire, SN5 5SZ

Offers in the region of £360,000



IN A NUTSHELL



OFFERED WITH PLANNING PERMISSION FOR A 2 STORY WRAP AROUND EXTENTION

Situated in a quiet cul de sac & offered with planning permission for 2 story wrap around extension, we are pleased to present this much improved and extended 3 bedroom ensuite detached family. The property benefits from uPVC double glazing, gas radiator central heating, cloakroom, sitting room, study/playroom, re fitted kitchen/dining room, new boiler, master bedroom with ensuite, 2 further bedrooms, re fitted family bathroom, garage & garden, The property is well located for all local amenities, shops, schools etc, Lydiard Park & M4 J16. Viewing is highly recommended by the vendor's sole agent.

EPC

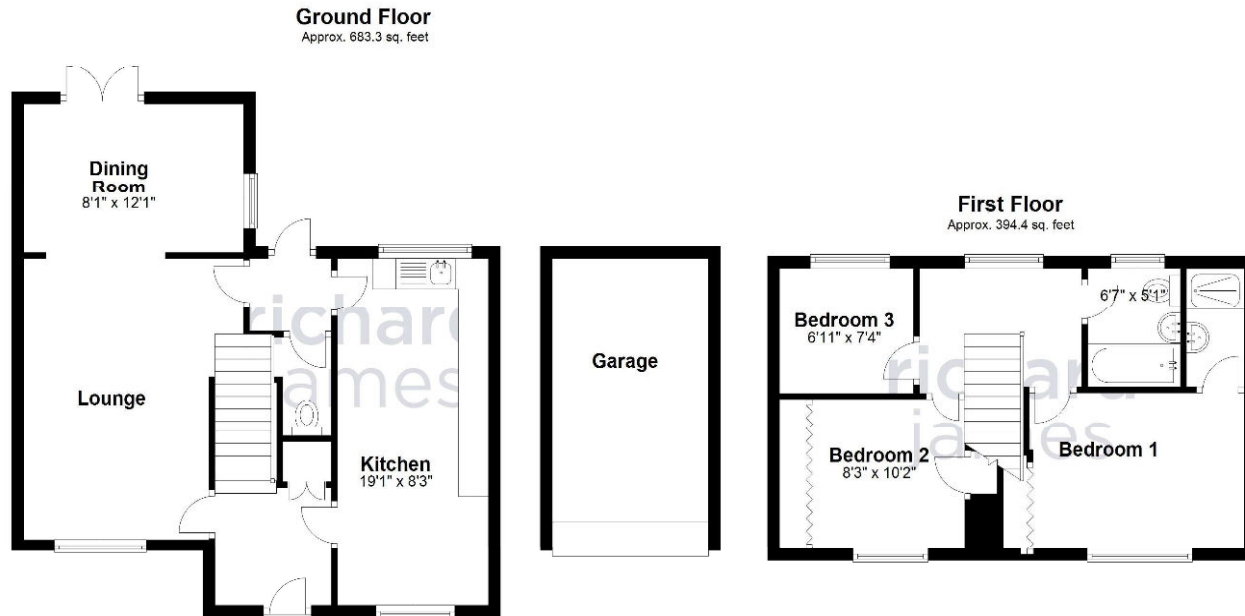
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



Total area: approx. 1077.7 sq. feet

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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