



richard  
james

**14 Gairlock Close, Sparcells, Swindon, SN5 5FT**

**Offers in the region of £425,000**





## IN A NUTSHELL

 **4**
 **1**
 **2**

\*\*\*TOTALLY REFURBISHED 4 BEDROOM ENSUITE DETACHED WITH PLANNING PERMISSION\*\*\*

Situated on a generous corner plot with approved planning permission for a ground floor extension, we are pleased to present this totally refurbished 4 bedroom ensuite detached family home. The property benefits from uPVC double glazing, gas radiator central heating, Cloakroom, sitting room, re fitted kitchen/dining room, utility room, master bedroom with re fitted ensuite shower room, 3 further bedrooms, re fitted family bathroom, garage & gardens. 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

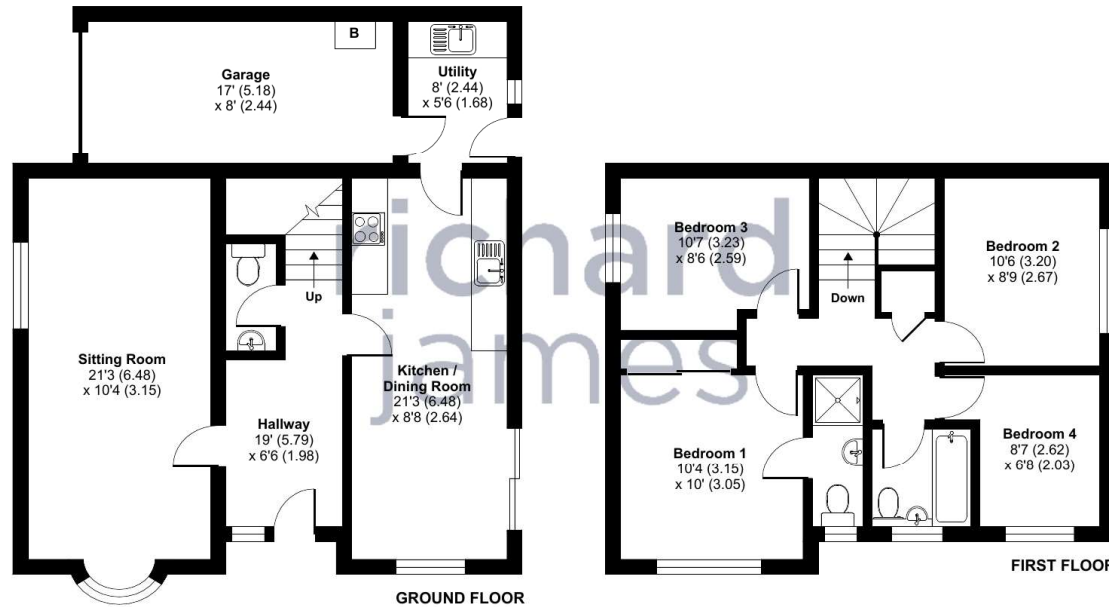
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Approximate Area = 1147 sq ft / 106.6 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1283 sq ft / 119.2 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). © nchecon 2024. Produced for Richard James. REF: 1116254

#### 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.

## EXCEPTIONAL SERVICE

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- Honest valuations in current market conditions
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- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

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

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