



richard
james

12 The High Street, Purton, SN5 4AA

Asking Price £310,000



IN A NUTSHELL



FOLLOW US ON INSTAGRAM
@RJ_WESTSWINDON FOR MORE
PROPERTY UPDATES.

A touch of class awaits you, we are pleased to present this simply stunning 2 bedroom totally refurbished detached character cottage. The property enjoys far reaching views across open countryside and benefits from, uPVC double glazing, gas radiator central heating, sitting room, re fitted kitchen/dining room, pantry/utility room, re fitted shower room, 2 bedrooms & landscaped gardens. The property is well located for all local amenities, shops, schools etc and offers easy access to M4 J16 & A419 via Cricklade. 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		86
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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

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

**richard
james**

1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY

07921 451 614 | 01793 311 014

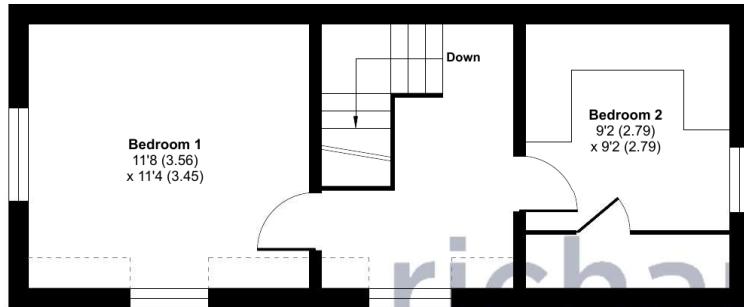
barriebrocks@richardjames.uk

Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)

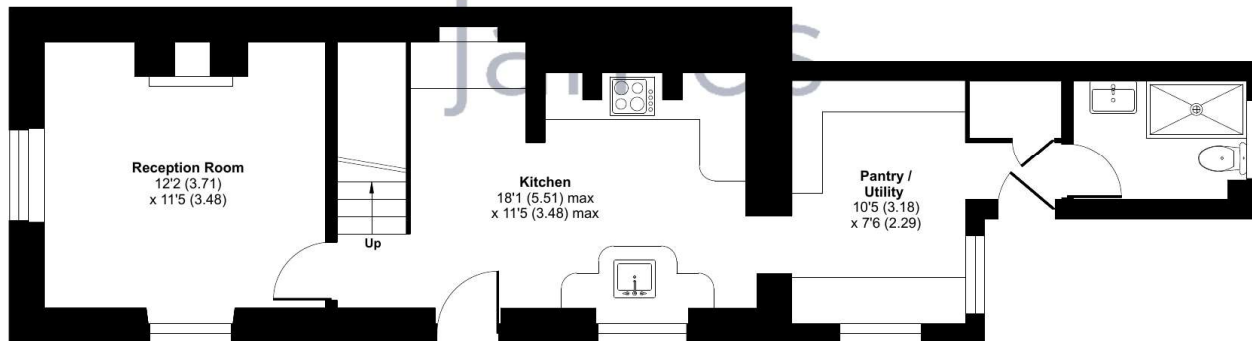
Approximate Area = 835 sq ft / 77.5 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 854 sq ft / 79.2 sq m
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1076180

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.

rightmove
find your happy