

richard
james



16 Wayside Close, Swindon, Wiltshire, SN2 2UQ

Offers in excess of £270,000



IN A NUTSHELL



This modern three bedroom semi-detached house is situated in the popular Raybrook Park area and offers convenient access to the Designer Outlet Village and the Town Centre, as well as Junction 16 of the M4.

This property would be perfect for a family due to its good living space, its three bedrooms plus its generous rear garden.

The ground floor living accommodation comprises; entrance hall, W.C, a spacious kitchen/breakfast room and a generous lounge/dining room with sliding doors to the rear.

The first floor offers; first floor landing, a large main bedroom with fitted wardrobe, the second bedroom which is also a double and offers fitted wardrobes, the third bedroom plus the family bathroom.

To the rear is a spacious enclosed rear garden with a patio seating area leading to a good sized lawn. The garage has been partially converted to a office/studio and can also be accessed via the rear garden.

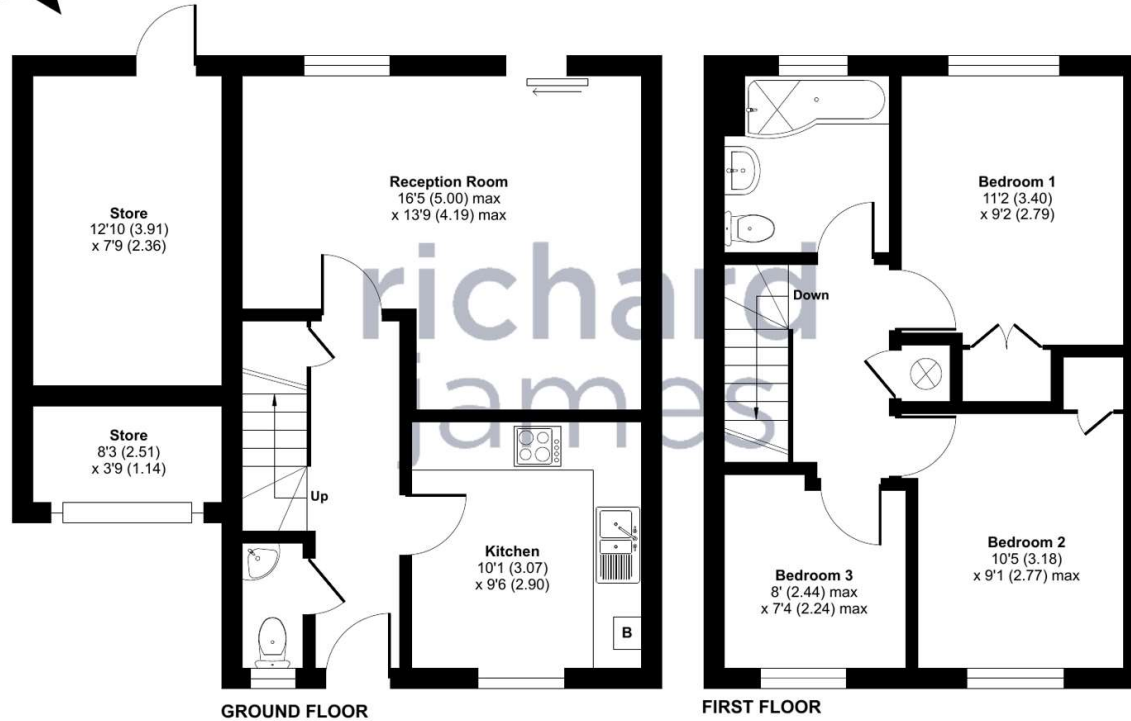
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 808 sq ft / 75 sq m
Outbuildings = 132 sq ft / 12.2 sq m
Total = 940 sq ft / 87.2 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: 1109998

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

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

| 01793 311 017

lukeboles@richardjames.uk

Find me on [incentivised.com/Luke Boles](https://www.incentivised.com/LukeBoles)

rightmove
find your happy