



richard  
james

23 Surrey Road, Swindon, Wiltshire, SN2 1LU

Asking Price £250,000



## IN A NUTSHELL



Presenting this extended two-bedroom terraced home, complete with a newly built garage, located in the highly sought-after Rodbourne Cheney area of Swindon.

The property boasts a lounge, separate dining room, extended kitchen, two bedrooms, a bathroom, and a good-sized garden.

Additionally, the property features double glazed windows and doors, as well as gas central heating, ensuring comfort and energy efficiency all year round.

Outside, the newly built garage offers off-road parking to the front, providing convenient and secure storage for your vehicle.

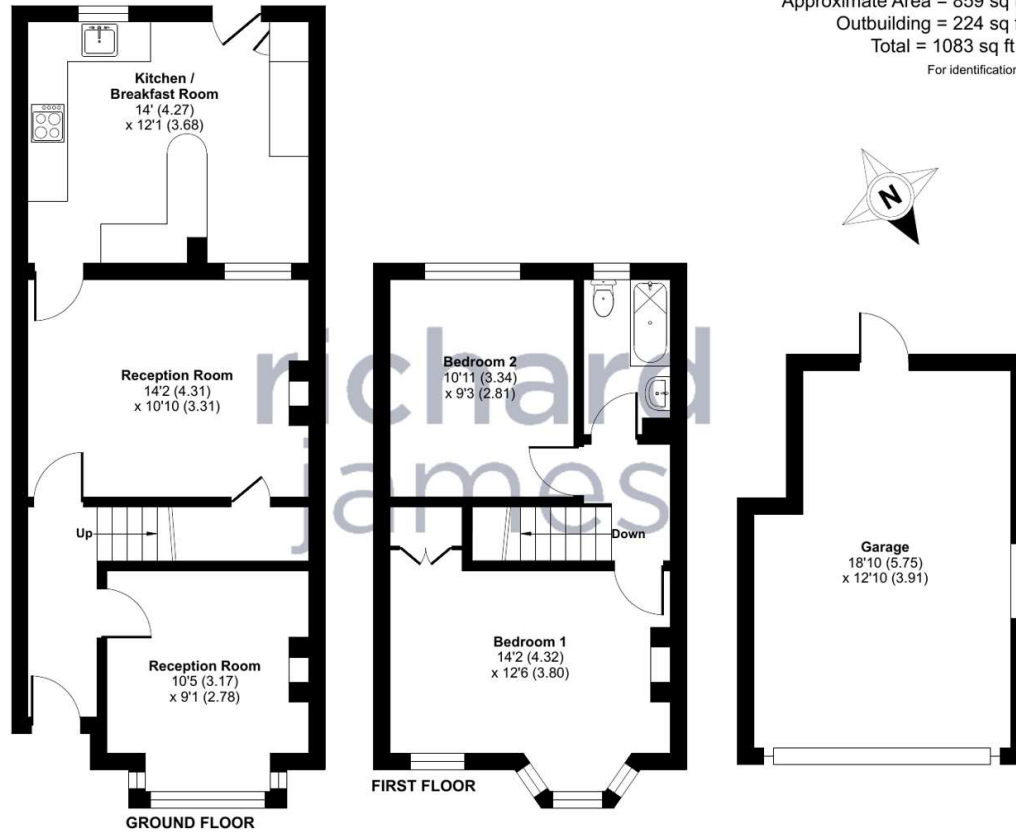
Perfectly situated for local amenities and schools, and with excellent private and public transport links nearby, this property offers both comfort and convenience.

Don't miss out on this fantastic opportunity. Contact us now to arrange a viewing!

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(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 = 859 sq ft / 79.8 sq m  
 Outbuilding = 224 sq ft / 20.8 sq m  
 Total = 1083 sq ft / 100.6 sq m  
 For identification only - Not to scale

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1129480

## 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**

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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.

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