



Duchess Way, Stratton, SN2 7TB

guide price **£310,000 - £320,000**

**richard
james**



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freehold energy
efficiency rating

*** GUIDE PRICE £310,000 - £320,000 ***

** EXTENDED ** CLOSE TO LOCAL SCHOOLS** VIEWING IS ADVISED**

This EXTENDED and IMPROVED three bedroom semi-detached home is located in Upper Stratton and would be ideal for a family due to its extended living space, its modern kitchen plus its great location just a short walk from local schools, shops and playing fields.

The ground floor living accommodation comprises; entrance porch, entrance hall, a large extended lounge/dining room with bi-folding doors to the rear, roof lantern and log burner stove, a modern recently fitted kitchen with quartz worktops and integrated appliances, utility room, W.C plus integral access to the garage.

The first floor offers; a generous master bedroom, bedroom two which is also a double, bedroom three plus a modern bathroom with a four piece suite.

To the rear is an enclosed rear garden with patio leading to a lawned area, there is concrete hard standing for a shed plus secure gated side access.



exceptional service

Our team will guide you through the process of buying or selling your home.

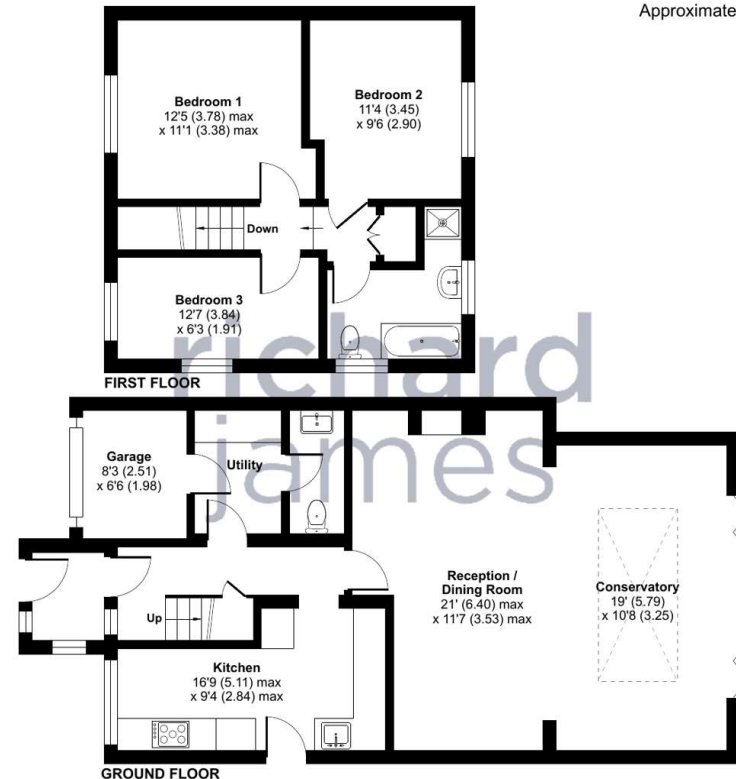
We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- 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

westswindon@richardjames.uk

Lucena House | Shaw Village Centre | SN5 5PY



Approximate Area = 1224 sq ft / 113.7 sq m
Garage = 52 sq ft / 4.8 sq m
Total = 1276 sq ft / 118.5 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). © richcom 2023. Produced for Richard James. REF: 1040722

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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.

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