

richard
james



134 Roseberry Street, Swindon, Wilts, SN1 2ET

Asking Price £250,000



IN A NUTSHELL



Presenting this beautifully refurbished two double bedroom home, located in the sought-after Broad Green area of Swindon.

Boasting a modern interior throughout, the property features a spacious lounge, separate dining room, a contemporary kitchen, and a stylish bathroom.

Upstairs, there are two generous double bedrooms.

Outside, the property benefits from a rear garden, perfect for outdoor relaxation.

Conveniently situated close to local amenities and schools, and within walking distance of both the train station and town centre.

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		
(69-80)	C		82
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



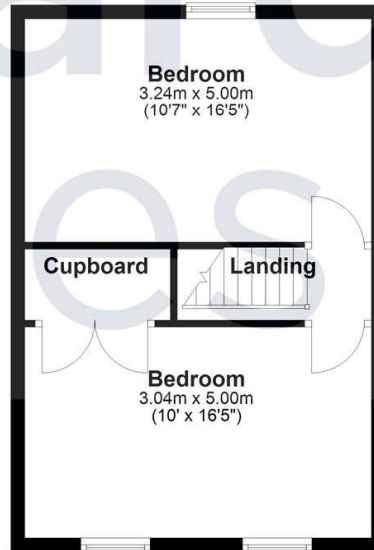
Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



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...

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Find me on [incentivised.com/Paul Nicholls](https://www.incentivised.com/PaulNicholls)

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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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