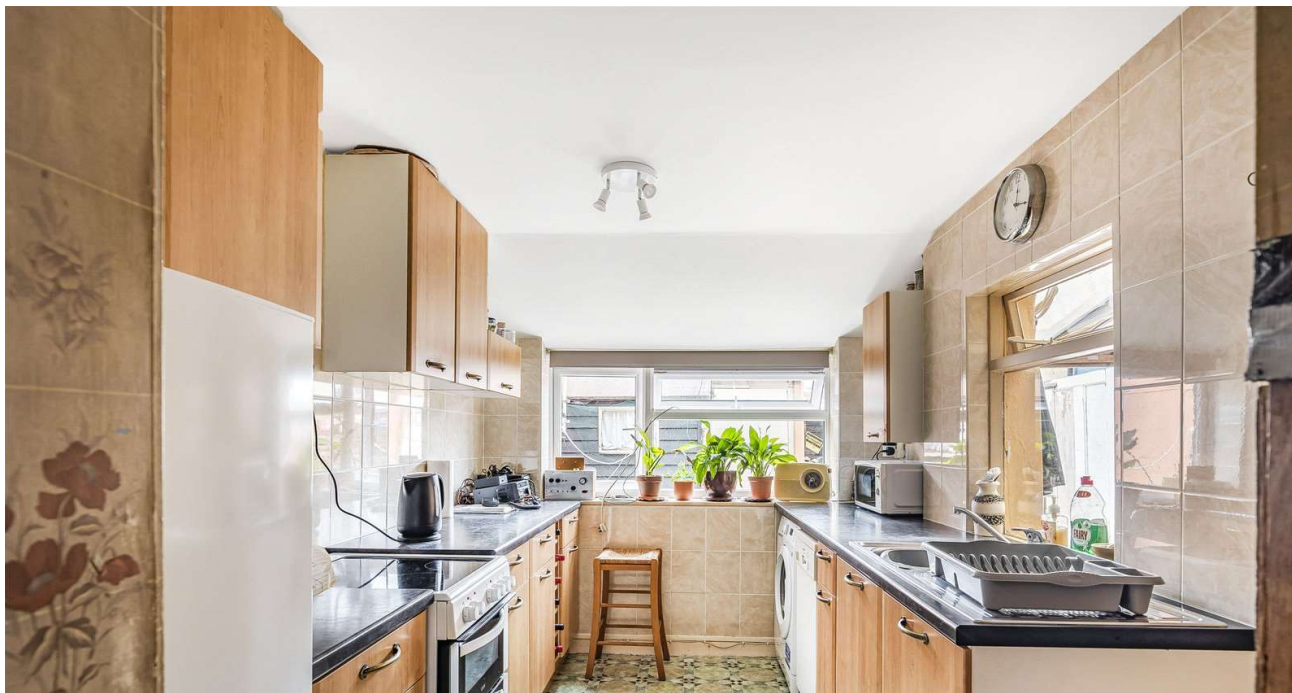


richard
james



18 Salisbury Street, Swindon, Wilts, SN1 2AN

Asking Price £220,000



IN A NUTSHELL



Situated in the highly desirable Broad Green area, this charming red brick, two-bedroom terraced home offers comfortable living with the added advantage of an upstairs family bathroom and solar panels.

You are greeted by a courtyard to the front, leading into a welcoming hallway. The ground floor comprises a lounge, dining room, and a well-appointed kitchen, complemented by a convenient lean-to.

Ascending to the first floor, you'll find two inviting bedrooms alongside the modern family bathroom.

Outside, the low-maintenance rear garden provides access to a garage and wood storage area.

Benefiting from solar panels, this property offers reduced energy bills, making it both environmentally friendly and cost-effective.

Conveniently located within walking distance of the town centre and rail station, and with easy access to local amenities and schools, this home is ideally positioned for modern living. Viewing is highly recommended to fully appreciate all that this property has to offer.

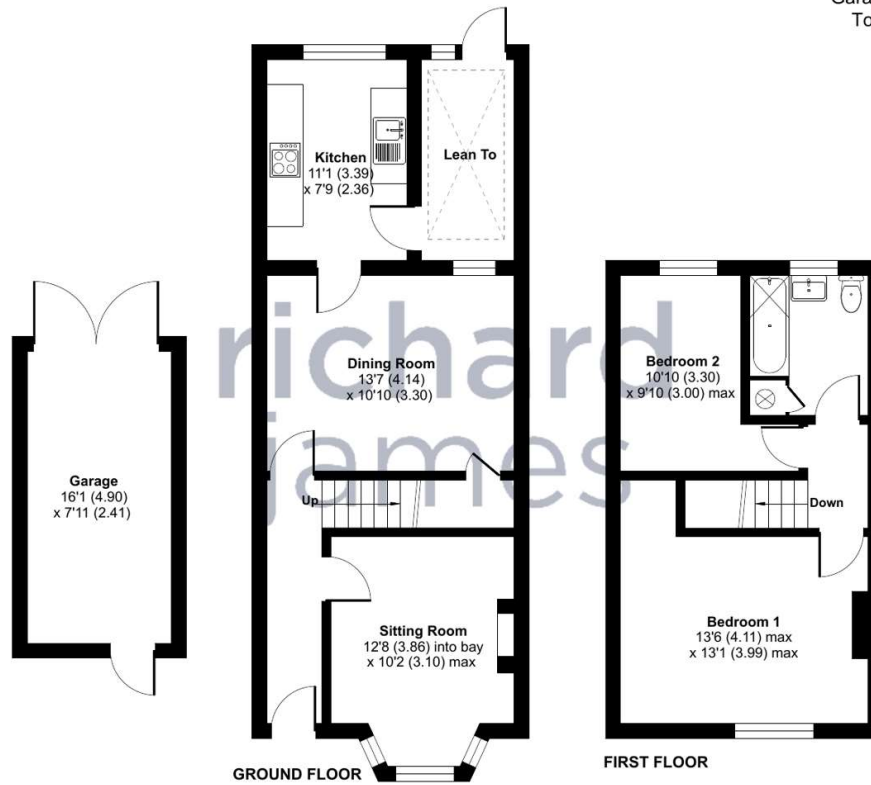
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	67	
(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 = 779 sq ft / 72.3 sq m (excludes lean to)
Garage = 128 sq ft / 11.8 sq m
Total = 907 sq ft / 84.2 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). © n3checom 2024. Produced for Richard James. REF: 1121499

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**

101 Victoria Road | Old Town | Swindon | SN1 3BD

| 01793 311 015

paulnicholls@richardjames.uk

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

rightmove 
find your happy