

richard  
james



**60 Collett Avenue, Rodbourne Cheney, Swindon, Wiltshire, SN2 1NG**

**Guide Price £290,000 - £300,000**





## IN A NUTSHELL

 **3**  **2**  **1**

\*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\*

Offered for sale with NO ONWARD CHAIN is this brilliant sized three bedroom semidetached family home. Located in the popular Northern Road area and only a ten minute drive to the train station. The property comprises; entrance hall, sitting room, great sized dining room and a kitchen to the rear. Upstairs you'll find three good sized bedrooms along with the family bathroom. The rear garden is a fantastic size and landscaped beautifully - with ample plantings and lawn whilst offering a private space to enjoy the outdoors. You'll find driveway parking to the front of this great home . Call us today to book your viewing.

**EPC**







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

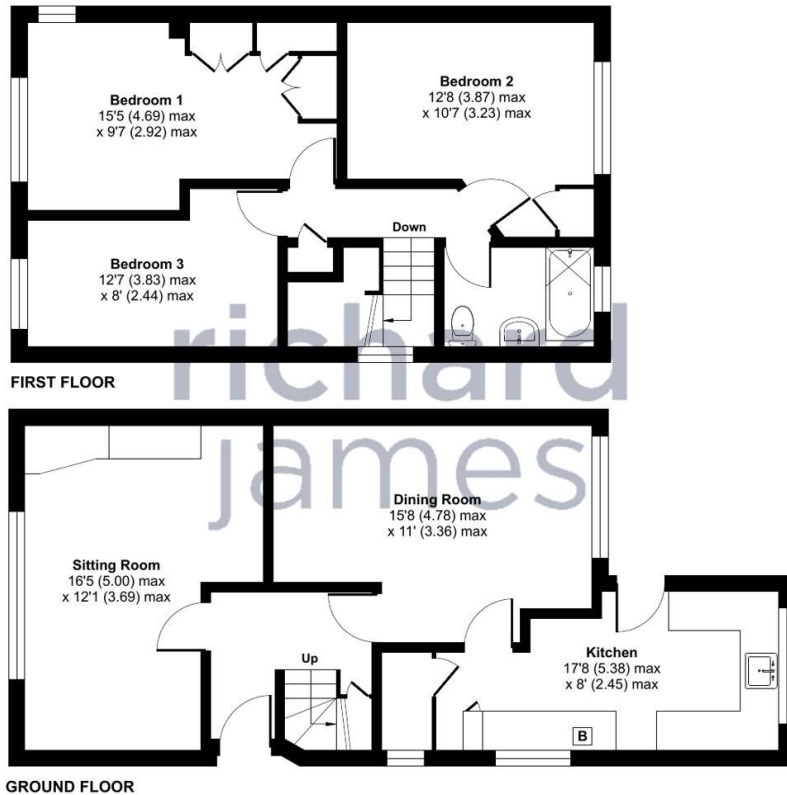
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Find me on [incentivised.com/Matthew Boobyer](https://www.incentivised.com/Matthew_Boobyer)

Approximate Area = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1123016

### 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.

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