



richard  
james

31a Stafford Street, Old Town, SN1 3PH

Asking Price £225,000





## IN A NUTSHELL



Presenting this contemporary two-bedroom home located in the highly sought-after Old Town area of Swindon.

This well-appointed property features a spacious lounge, a generously sized kitchen, two bedrooms, and an upstairs bathroom.

Outside, there is a rear garden and parking space, providing convenience and practicality.

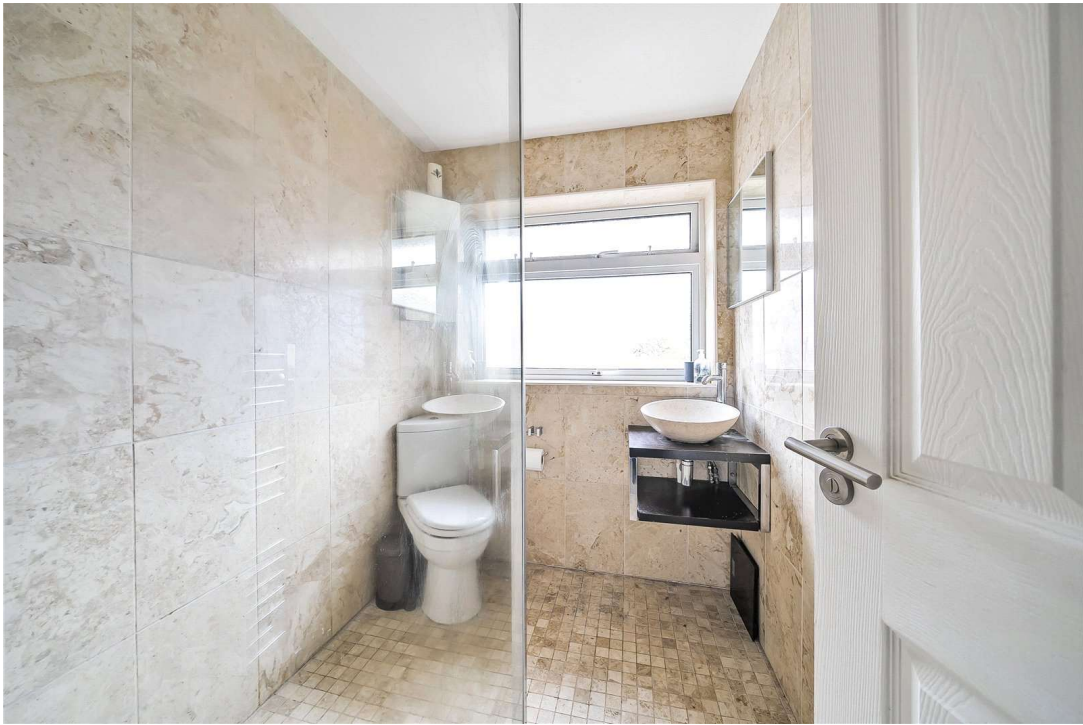
Situated within walking distance of both Old Town and the Town Centre, residents can enjoy easy access to the shopping centre, as well as the array of bars, restaurants, and cafes in the local area.

Don't miss out on the opportunity to make this your new home. Contact us now to arrange a viewing!

## EPC

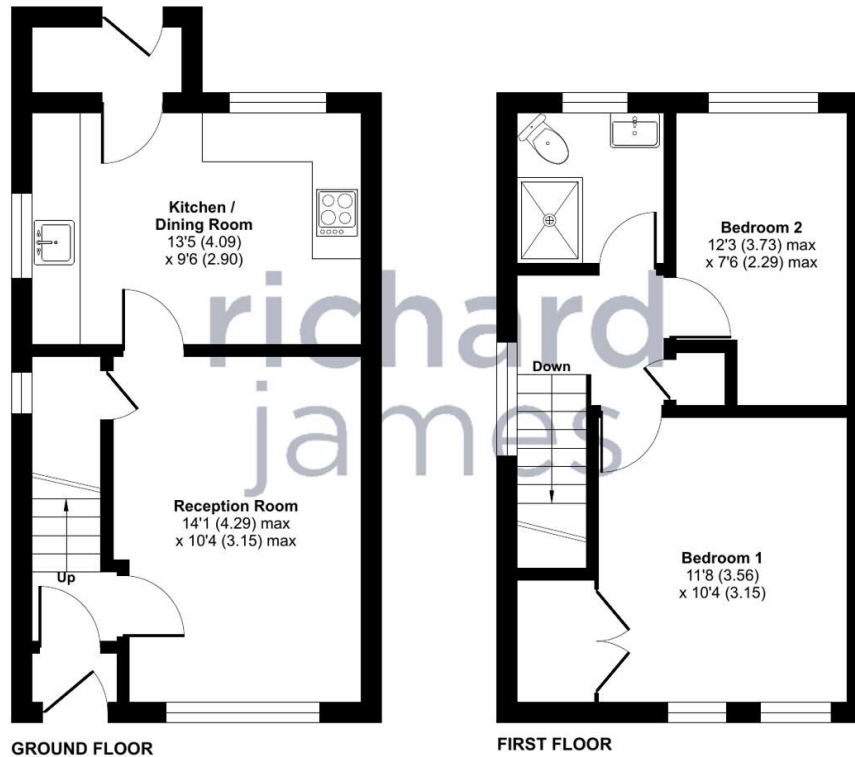
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Approximate Area = 674 sq ft / 62.6 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). © nchecon 2024. Produced for Richard James. REF: 1122534

**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...**

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