

richard  
james



**369 Cricklade Road, Swindon, Wiltshire, SN2 1AG**

**Offers Over £210,000**



## IN A NUTSHELL

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- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- SPACIOUS LIVING AREA
- PRIVATE REAR GARDEN
- LARGE GARAGE TO REAR

This two bedroom home is offered to market with no onward chain and would be ideal for a first time buyer or investor with the property in good condition.

The property comprises; entrance porch, generous living room diner, kitchen and family bathroom. On the first floor you'll find two large double bedrooms. This property also benefits from a private rear garden laid to patio with a large tandem garage at the rear offering ample

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**EPC**



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## 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/Danny Hale](https://www.incentivised.com/DannyHale)



Approximate Area = 782 sq ft / 72.6 sq m  
Garage = 407 sq ft / 37.8 sq m  
Total = 1189 sq ft / 110.4 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: 1141026

### 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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