

richard
james



339 Cheney Manor Road, Swindon, SN2 2PE

Asking Price £200,000



IN A NUTSHELL

 **2**
 **2**
 **1**

Presenting this beautifully maintained two-bedroom Victorian mid-terrace home, boasting charming cottage-style features, located in the sought-after Cheney Manor area.

This property has been improved and maintained to a high standard by the current owners, making it an ideal choice for first-time buyers or as an investment opportunity.


The ground floor accommodation comprises an entrance porch, a spacious living room, a separate dining room, and a well-appointed kitchen.

Upstairs, you will find two inviting bedrooms and a modern four-piece bathroom.

Outside, the property benefits from an enclosed rear garden and a detached 29 ft (approx) garage, providing ample outdoor space and storage options.

Don't miss out on the chance to make this delightful property 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 | | |
| (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 |  |



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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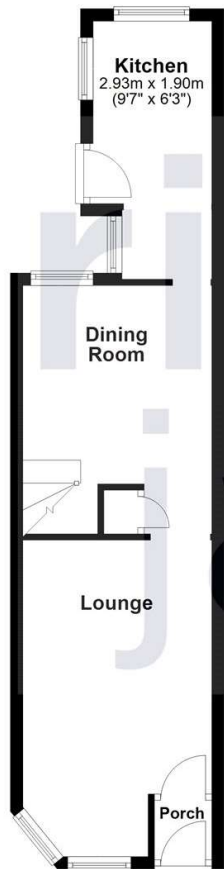
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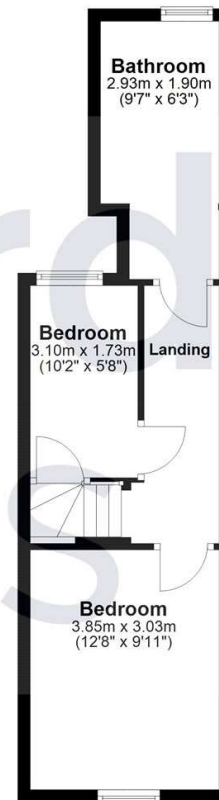
Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



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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