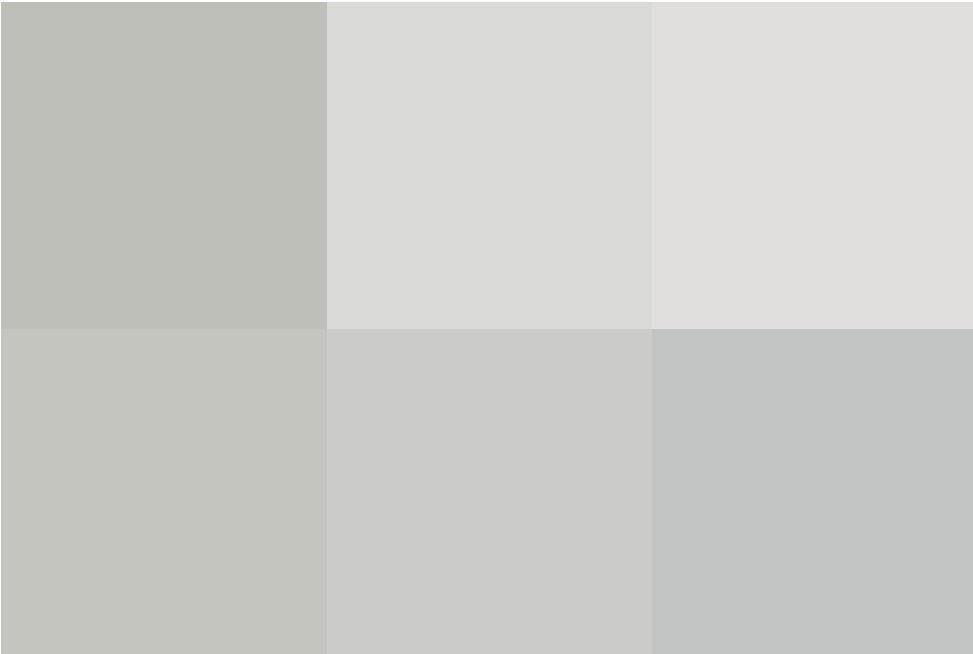
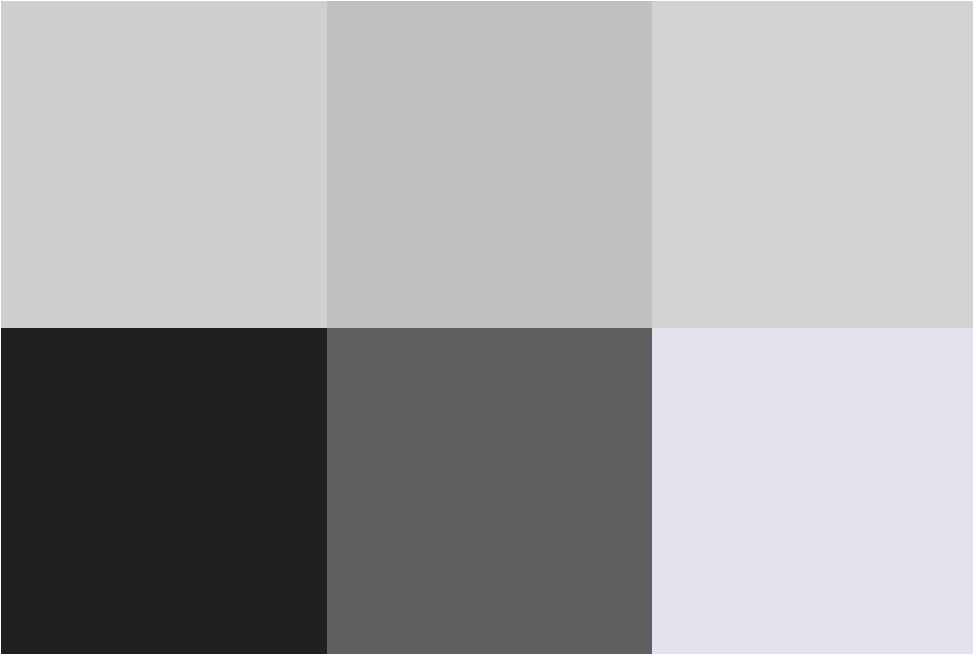


Fitzroy Road, Old Town, SN1 4DZ

guide price **£485,000-£500,000**



## Freehold energy efficiency rating

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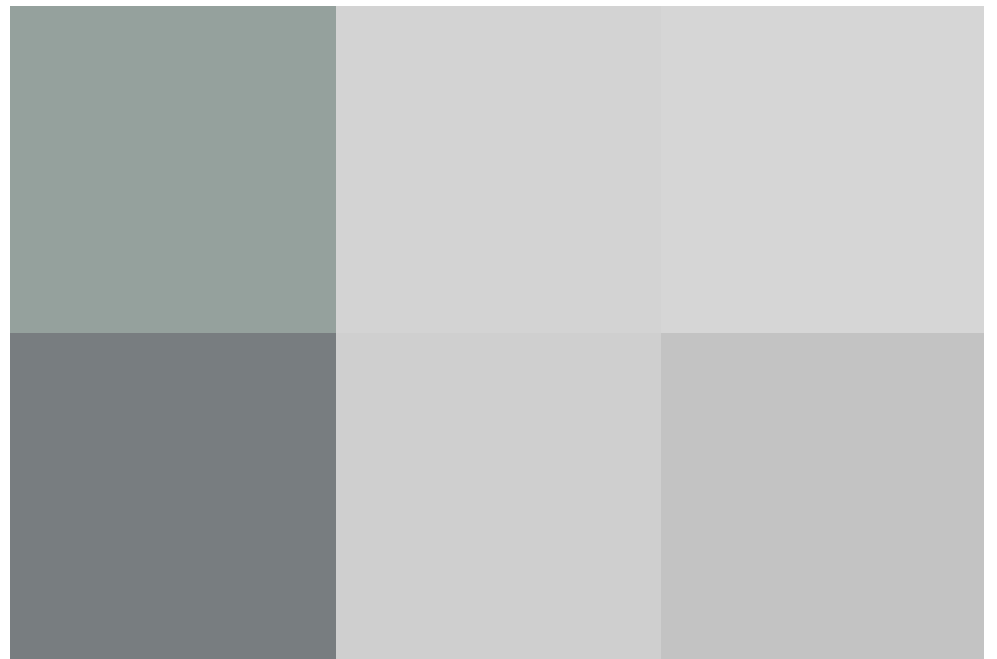
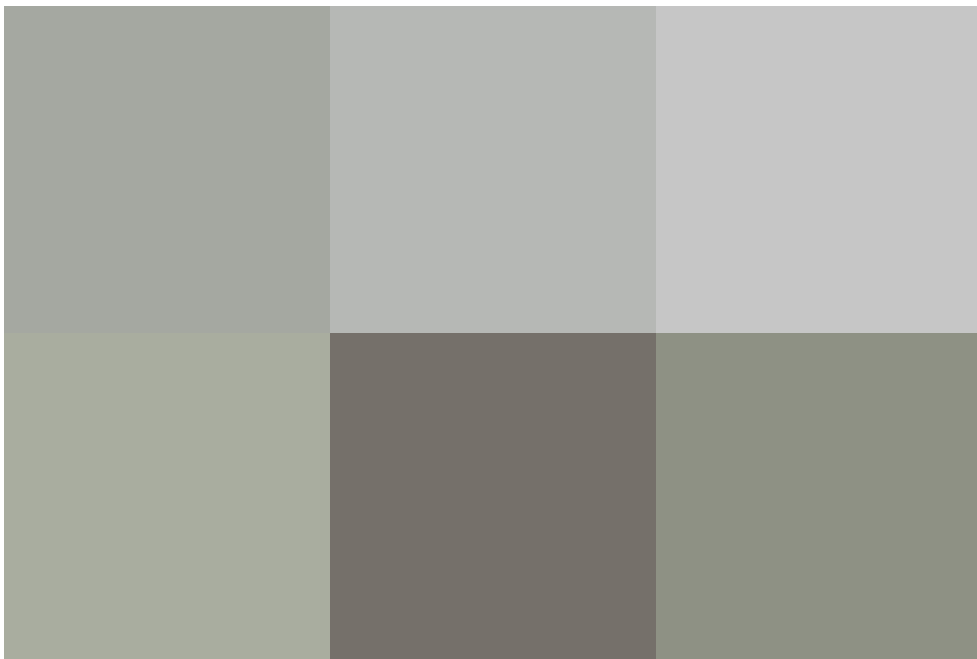
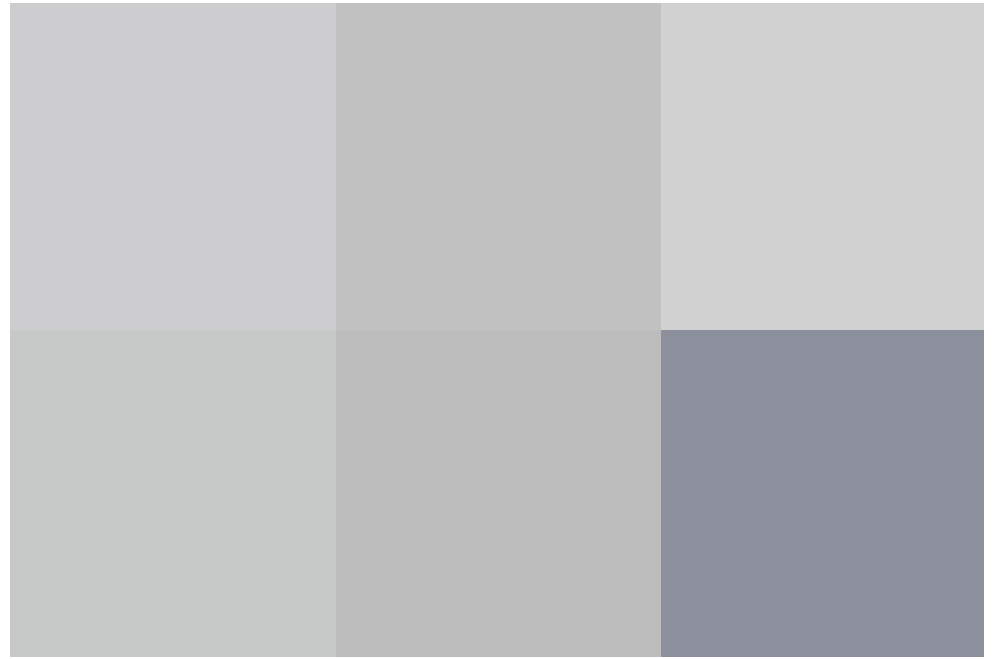
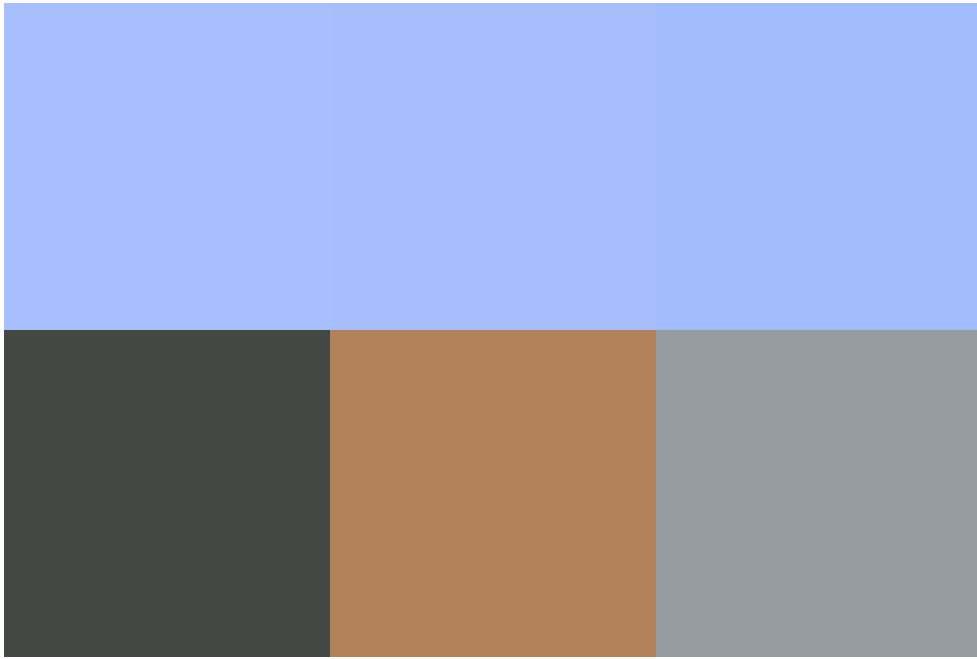
Located a short walk from the heart of Old Town, we're pleased to offer for sale this exceptionally finished Four double Bedroom, family home. Being fully renovated and extended by the present owners and now offering over 1500sqft of living space, this home presents a rare opportunity for someone to buy their "forever home".

Ideally situated just a short walk from a number of highly accredited schools. The property also features a large 70ft+ South facing Rear Garden, along with purpose built Garden Room, to the rear.

The immaculately presented accommodation comprises; Hall, Snug with bay window, a stunning open plan 26' Kitchen/Dining/Family Room, which includes the refitted integrated Kitchen, patio doors opening into the Rear Garden, Dining Area & Family Room, separate Utility & Cloakroom and spacious Study. With the Four double Bedrooms, all with built-in wardrobes, refitted Family Bathroom with four piece suite, as well as additional Shower Room, to the first floor.

Outside, features the large enclosed South facing Rear Garden, with private aspect and includes a spacious patio area, which opens to the lawn with path leading to the rear, where you'll find the fantastic outbuilding, which offers a variety of uses. With block paved driveway parking to front, with space for a number of vehicles, and

Further features include PVCu Double Glazing, Gas Radiator Heating and a viewing is highly recommended by the vendors Sole Agents, Richard James.



## 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

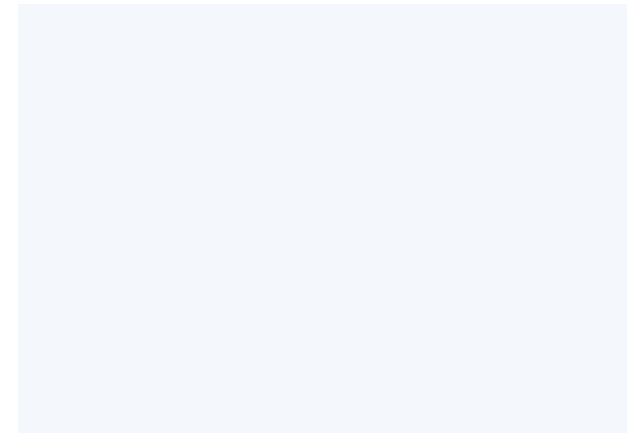
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call us for a free  
valuation on your  
property

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[oldtown@richardjames.uk](mailto:oldtown@richardjames.uk)

Victoria Road | Old Town | SN1 3BD



### 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.

