



Withering Road, Okus, SN1 4GU

guide price **£425,000-£450,000**

**richard  
james**





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freehold energy  
efficiency rating

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Sold Free of Chain! Richard James are delighted to offer for sale this spacious detached family home. Occupying an enviable cul-de-sac position, adjoining public open green space and enjoys views towards the Wiltshire Downs to the rear and side. The property also falls within the catchment for the popular Commonweal School and Sixth Form College, as well as walking distance to the beautiful Town Gardens and into the Old Town, with its many bars and restaurants.

The generous and versatile accommodation is laid out over three floors and includes: Hall, Cloakroom, 18' Kitchen/Breakfast Room with integrated appliances, 18' triple aspect Family Room and Utility Room. With a further 18' Sitting Room, Bedroom Two with Ensuite Shower Room to the first floor. With the Bedroom One with Ensuite Shower Room, two further Bedrooms and the Family Bathroom to the second floor.

Further features include PVCu Double Glazing, Gas Radiator Heating, a pleasant enclosed Rear Garden and driveway to side with Carport over. Viewing recommended by the vendors Sole Agents.

Council Tax Band - E



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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

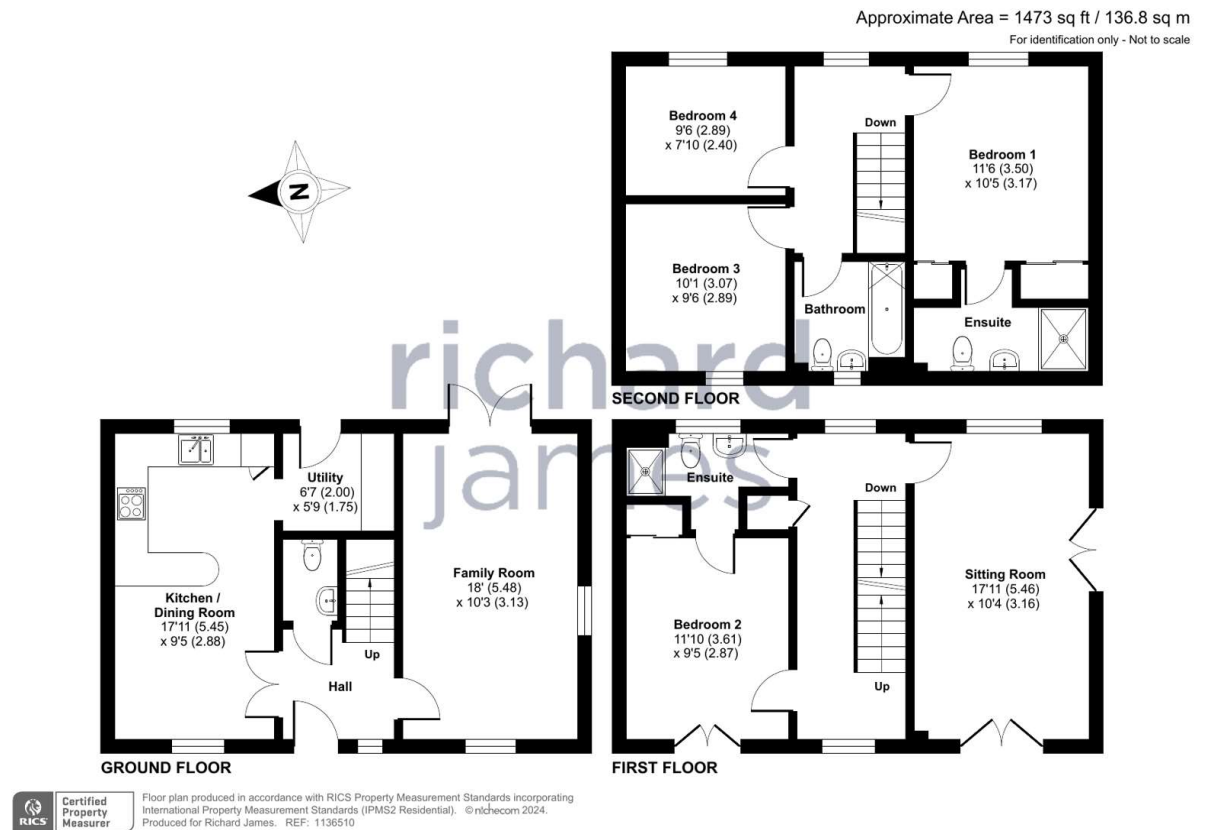
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call us for a free  
valuation on your  
property

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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.

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