

richard  
james



**60 Grosvenor Road, Old Town, Swindon, SN1 4LU**

**Guide Price £375,000 - £400,000**



## IN A NUTSHELL

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\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

An opportunity to purchase this unique three bedroom detached family home in Old Town. The property sits on a generous plot and is one of only a few to offer a **DOUBLE GARAGE**. Comprising; entrance hall, large sitting room/diner, downstairs shower room and a sized kitchen which has been extended off of the back. Upstairs you'll find three great bedrooms and the family bathroom. Off of the back of the garage another room has been added, used as a bedroom currently but is a really versatile addition to the property. The rear garden is a good size and offers a low maintenance spot to enjoy the outdoors. The space to front is brilliant with a good size lawn and ample driveway parking in front of the double garage. Call us today to book your viewing.

COUNCIL TAX BAND: D

EPC RATING: D

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**EPC**



## 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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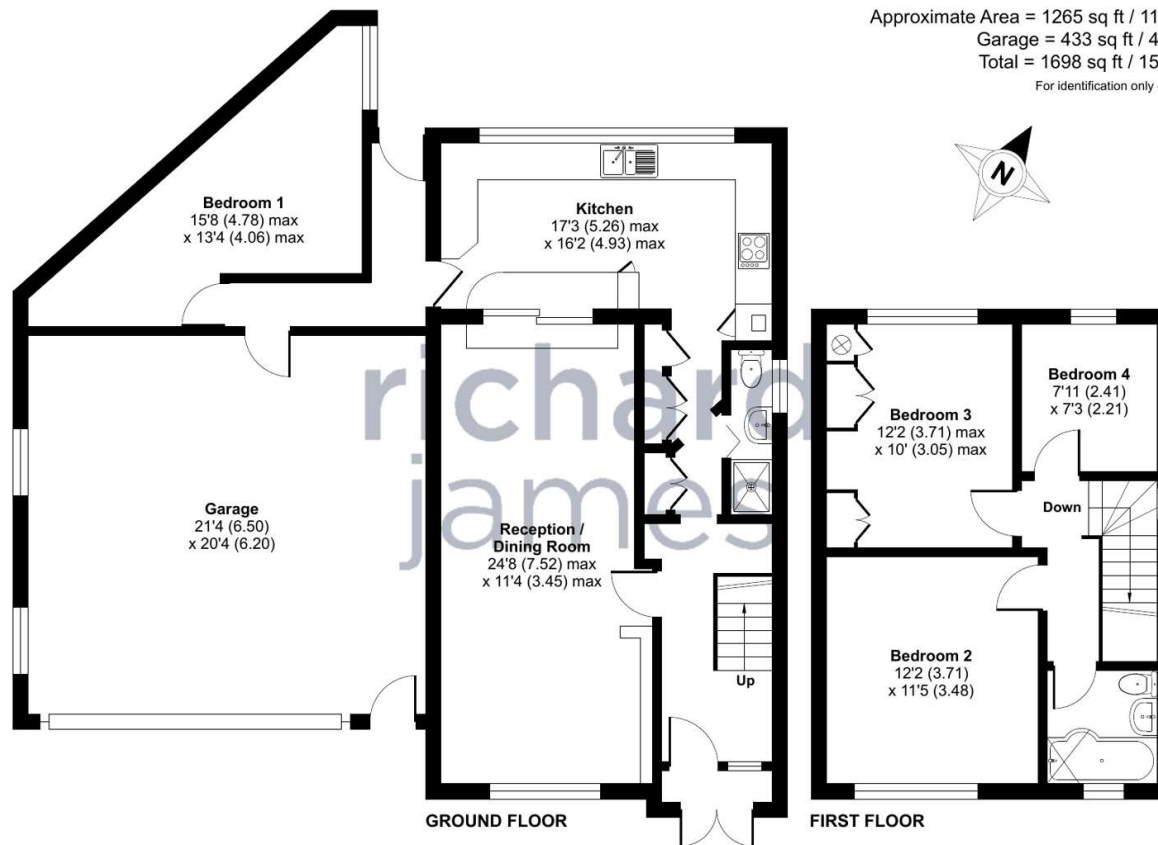
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Approximate Area = 1265 sq ft / 117.5 sq m  
Garage = 433 sq ft / 40.2 sq m  
Total = 1698 sq ft / 157.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1148782

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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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