



richard
james

8 Saddleback Road, Ramleaze, Swindon, SN5 5RL

Offers in the region of £410,000



IN A NUTSHELL

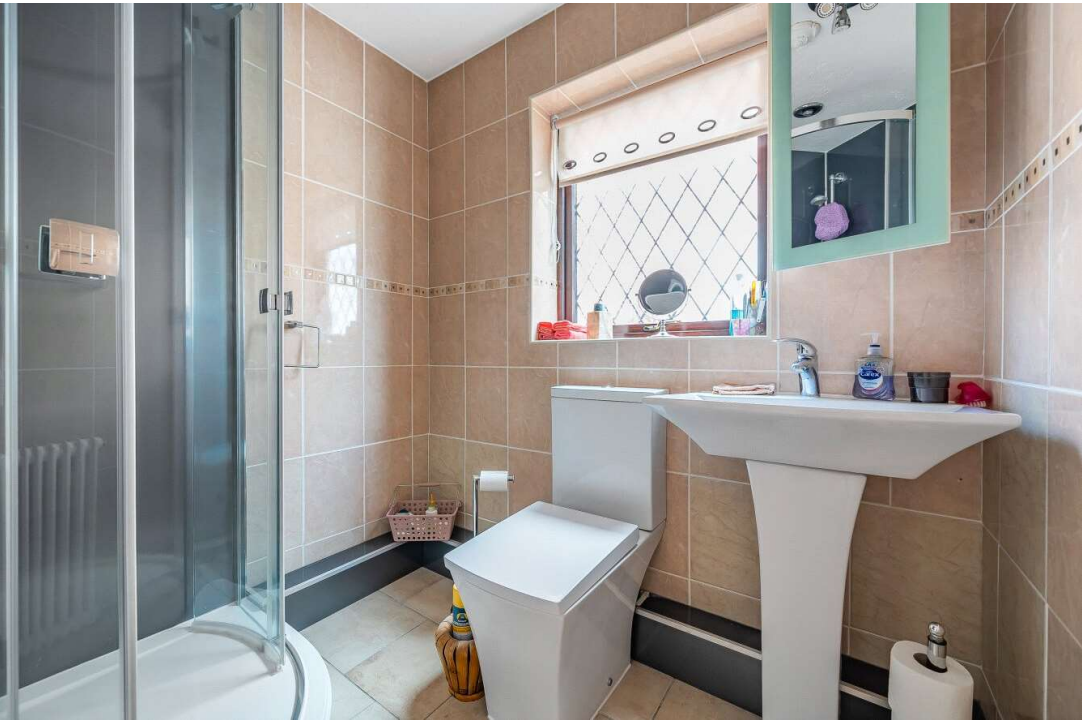
 **4**
 **2**
 **2**

4 BEDROOM ENSUITE DETACHED, CLOSE TO SHAW VILLAGE SHOPS

Situated in a quiet road within walking distance of the Shaw Village Centre, we are pleased to present this much improved & extended 4 bedroom ensuite detached family home. The property benefits from uPVC double glazing, gas radiator central heating, sitting room, dining room, fitted kitchen, cloakroom, garage conversion/office/utility area, master bedroom with ensuite, 3 further bedrooms, family bathroom, garden & block paved driveway for numerous vehicles. The property is well located for all local amenities, shops, schools etc, Lydiard Park & M4 J16. Viewing is highly recommended by the vendor's sole agent.

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 69 | 80 |
| 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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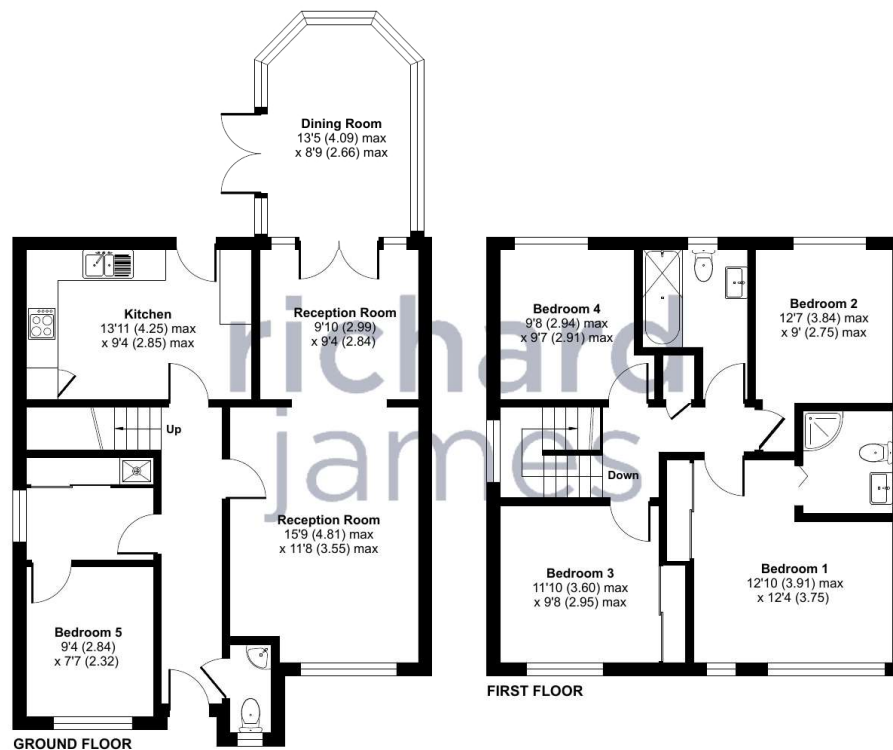
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Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)

Approximate Area = 1406 sq ft / 130.6 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). © ntxchem 2024. Produced for Richard James. REF: 1149593

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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