

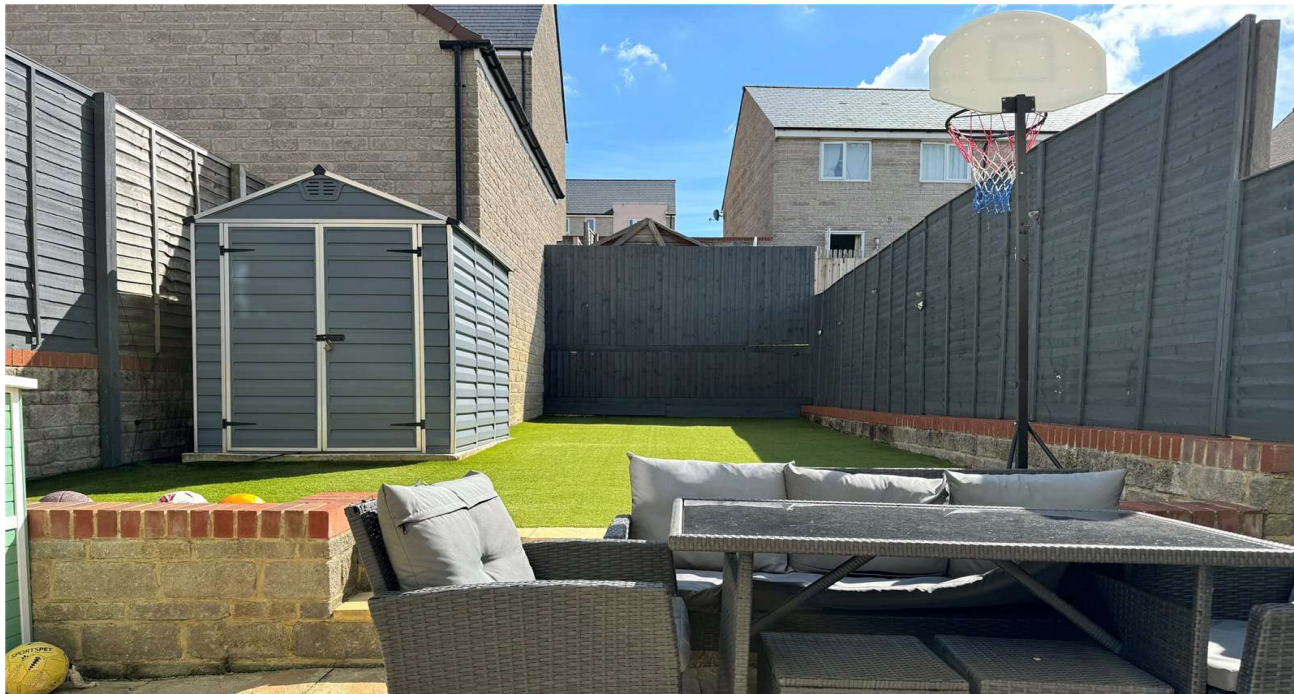
richard  
james



49 The Farm, Ridgeway Farm, Swindon, SN5 4GE

Asking Price £325,000





## IN A NUTSHELL



\*\*\*3 BEDROOM, 3 STORY ENSUITE SEMI IN A VERY QUIET LOCATION CLOSE TO OPEN FIELDS\*\*\*

Situated in one of the best locations on Ridgeway Farm close to open fields, we are pleased to present this 5 year old much improved ensuite family home. The property benefits from uPVC double glazing, gas radiator central heating, cloakroom, fitted kitchen/dining room, sitting room, top floor master bedroom with ensuite, 2 further bedrooms, family bathroom, landscaped garden & 2 allocated parking spaces. 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		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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...**

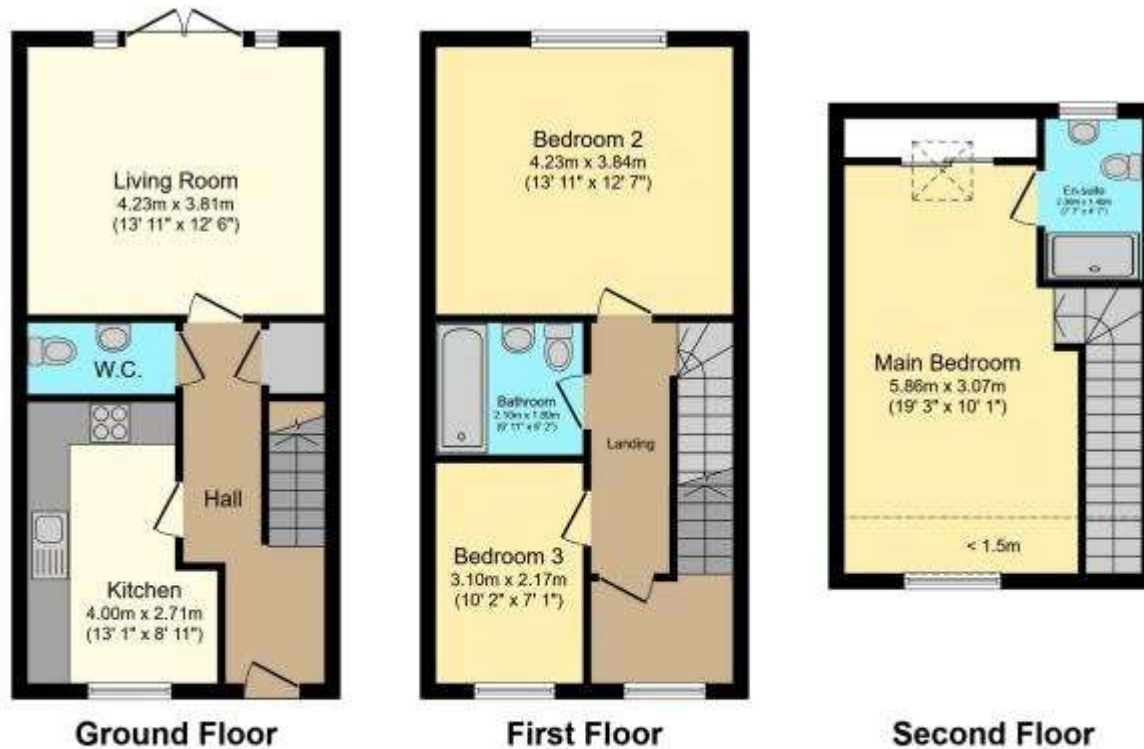
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Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)



Total floor area 99.0 m<sup>2</sup> (1,065 sq.ft.) approx  
Restricted height areas 3.4 m<sup>2</sup> (37 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](https://www.focalagent.com)

### 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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