



richard
james

9 Proud Close, Purton, Swindon, Wiltshire, SN5 4EH

Offers Over £325,000



IN A NUTSHELL



This 4 bedroom semi-detached home is nestled in the corner of a cul-de-sac in the popular village of Purton in Wiltshire and is offered for sale with NO ONWARD CHAIN!

This generous property is well positioned on a large corner plot and would be perfect for a family due to its extensive living space, its big bedrooms plus the corner plot rear garden that offers so much space and potential.

The ground floor living accommodation comprises; entrance porch, entrance hall, the kitchen, dining room, a large living room plus a further reception room and rear porch.

The first floor offers; first floor landing with multiple storage cupboards, a generous main bedroom with en-suite shower room, bedroom two with fitted wardrobes, bedroom three plus bedroom four and the family bathroom.

To the rear is an enclosed corner plot rear garden with a large patio and mainly laid to lawn. The garden offers excellent potential to extend.

To the front is a good sized driveway offering parking.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(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	

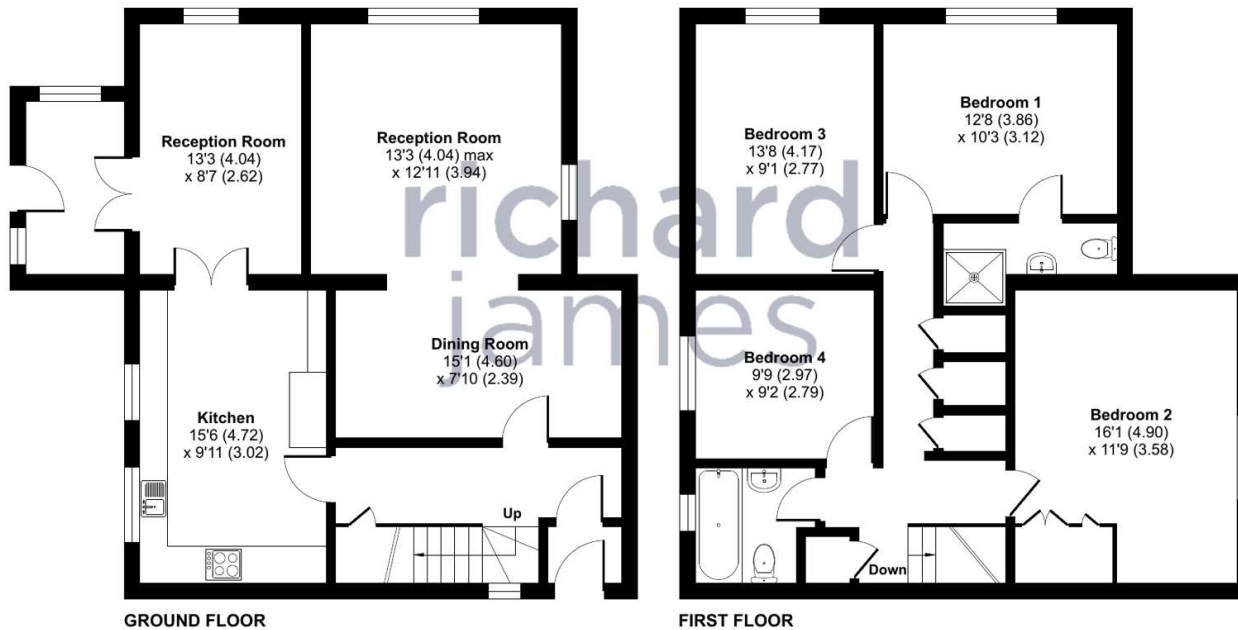


EXCEPTIONAL SERVICE

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

Approximate Area = 1524 sq ft / 141.6 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). © nchecon 2023. Produced for Richard James. REF: 1144900

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.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

**richard
james**

1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY

07921 451 614 | 01793 311 014

barriebrocks@richardjames.uk

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