

A three-unit terraced brick house with a blue door and a dark car parked in front. The house has a red brick facade, white window frames, and a blue door. A dark car is parked on the right side of the image. The sky is blue with some clouds.

richard  
james

**8 Little Ground, Ridgeway Farm, Swindon, Wiltshire, SN5 4GS**

**Offers in excess of £250,000**



## IN A NUTSHELL

 **2**
 **1**
 **1**

\*\*\*LOCATION, LOCATION, LOCATION\*\*\*

Situated on the very edge of Ridgeway farm overlooking Common Platt lane, we are pleased to present this much improved 2 bedroom mid terrace house. The property benefits from uPVC double glazing, gas radiator central heating, cloakroom, open plan modern living lounge/kitchen/dining room, 2 bedrooms, family bathroom, allocated parking & garden. 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+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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...**

**richard  
james**

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

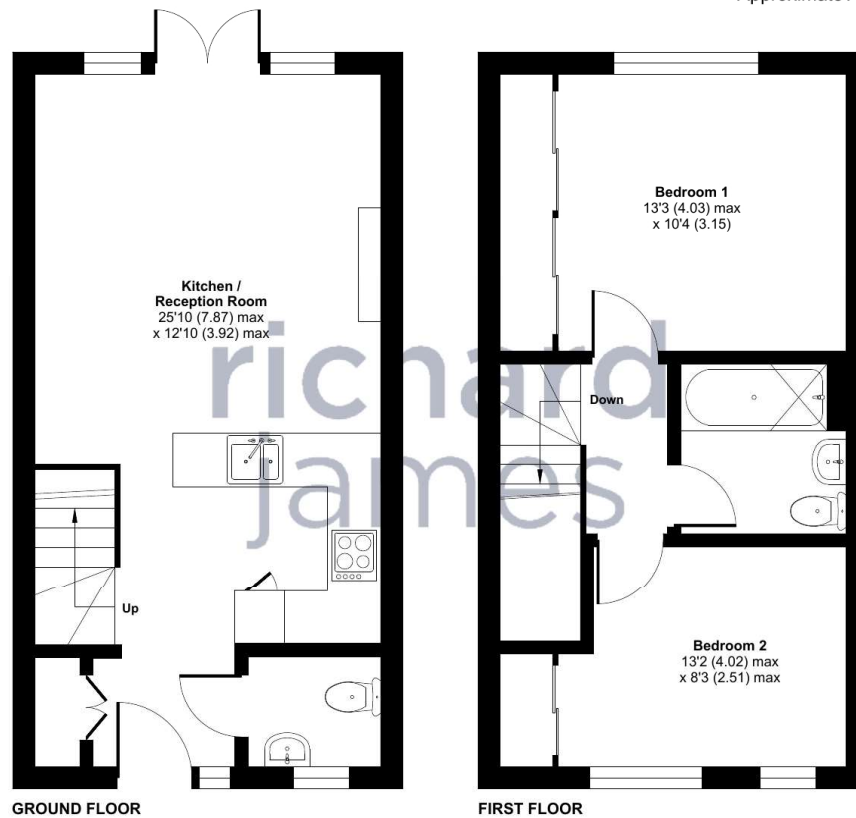
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Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)

Approximate Area = 664 sq ft / 61.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1141936

### 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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