



richard james  
FOR SALE

Dione Crescent, Oakhurst, SN25 2JW  
Guide Price £315,000 - £325,000

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## Dione Crescent

### Oakhurst

Freehold | EPC Rating - C



\*\*\* GUIDE PRICE £315,000 - £325,000 \*\*\*

Tucked away in Oakhurst sits this beautifully presented and versatile three double-bedroom townhouse.

The property is in immaculate condition throughout and offers ample space for a growing family. Accommodation comprises; study/dining room, stunning refitted kitchen/diner with integrated appliances that opens out into a full width, south facing conservatory

. You will also find a newly fitted WC on this floor. Rising to the first floor you will find the master bedroom with a refitted ensuite with an 'up and over' shower and built in wardrobes. The sitting room with bay window is also on this floor, this could also be used as another bedroom.

Occupying the top floor you'll find another two double bedrooms along with the family bathroom.



Outside you'll find a beautifully landscaped and private rear garden, fitted with decking and artificial turf. A garage and off road parking completes this great home. call us today to book your viewing.

EPC: C  
COUNCIL TAX BAND: D











## 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 marketing 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, Zoopla and Boomin

**Richard James North Swindon**

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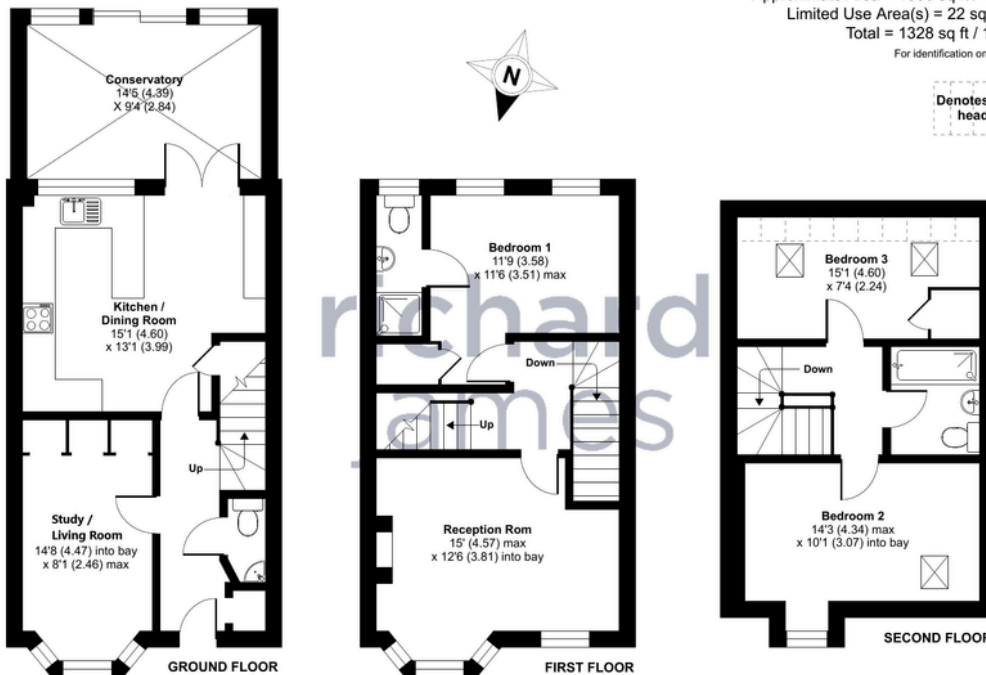
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## Floorplan

Approximate Area = 1306 sq ft / 121.3 sq m  
Limited Use Area(s) = 22 sq ft / 2 sq m  
Total = 1328 sq ft / 123.3 sq m  
For identification only - Not to scale

Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Richard James. REF: 917716

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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.