

richard
james



90 Eastcott Hill, Old Town, Swindon, SN1 3JF

Offers Over £230,000



IN A NUTSHELL

 **3**
 **1**
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*** GUIDE PRICE £230,000 - £245,000 ***

*** IN THE HEART OF OLD TOWN ***
 WALKING DISTANCE TO TOWN CENTRE
 *** WALKING DISTANCE TO SWINDON
 TRAIN STATION *** IDEAL FIRST TIME BUY
 *** PERFECT FOR A BUY TO LET
 INVESTMENT ***

This three bedroom terrace property is well located in the heart of Old Town and would be ideal for a range of buyers due to its good condition throughout, its generous room sizes and its superb location just a short walk from Old Town's many shops, bars, pubs, cafe's and eateries.

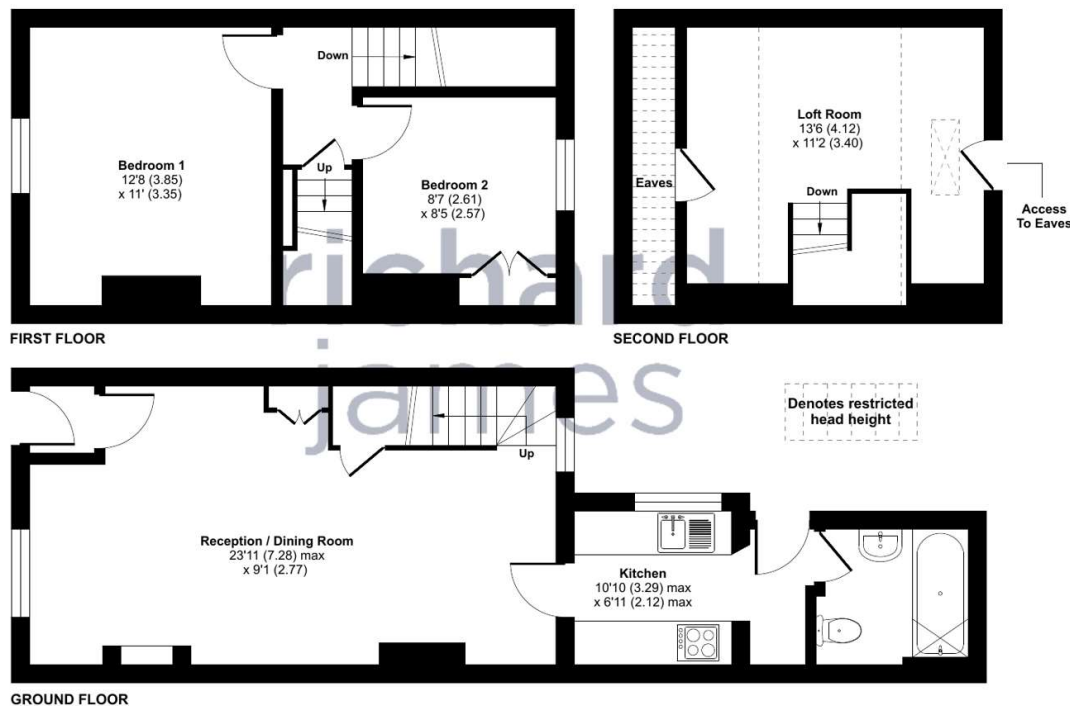
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	75
(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	





Approximate Area = 805 sq ft / 74.7 sq m
Limited Use Area(s) = 122 sq ft / 11.3 sq m
Total = 927 sq ft / 86 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 2024. Produced for Richard James. REF: 1154300

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.

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
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