



Bowood Road, Old Town, SN1 4LP

guide price **£260,000-£275,000**

**richard  
james**



## freehold energy efficiency rating

A bay fronted semi-detached home, situated within this popular location on the edge of Old Town, within close proximity to the Designer Outlet Village, main Railway Station and walking distance to Old Town's ample amenities. The property is conveniently Sold Free of Chain! It does require updating and this has been reflected in the realistic asking price.

The accommodation comprises: Hall, Sitting Room with bay window, Dining Room with double doors into the Lean-to, Kitchen and outside WC. With the Three Bedrooms and Bathroom, to the first floor.

Further features include a large enclosed, Westerly facing Rear Garden, with patio area and then laid predominantly to lawn with soft fruit trees and measures in excess of 80ft in length. As well as PVCu Double Glazing, Gas Radiator Heating and Garage to side, with driveway parking to front.

Viewing is recommended by the vendors Sole Agents, Richard James.



## 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

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call us for a free  
valuation on your  
property

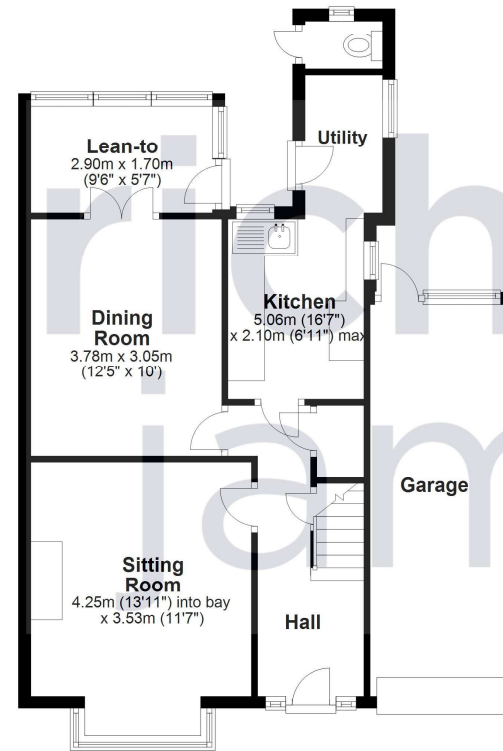
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Victoria Road | Old Town | SN1 3BD

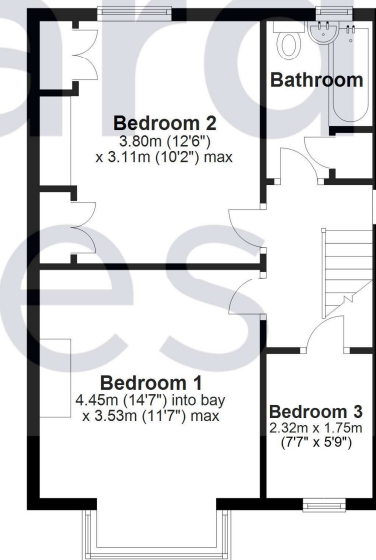
### Ground Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

#### 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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