



Thresher Drive, Groundwell, SN25 4AE

guide price **£250,000-£260,000**

**richard
james**



2 1 1

freehold energy
efficiency rating

C

A much improved and immaculately presented end terraced home, with Garage. Situated within this popular and convenient location in North Swindon, offering easy access to local amenities including the Orbital District Centre and David Lloyd club, as well as access onto the A419.

The much improved and well-appointed accommodation includes: Hall, Cloakroom, dual aspect Sitting Room, 14' re-fitted Kitchen/Dining Room with PVCu double doors leading into the enclosed Rear Garden. With the Two Bedrooms and Bathroom, with white three-piece suite, to the first floor.

Further features include the generous sized low maintenance, enclosed Rear Garden, PVCu Double Glazing, Gas Radiator Heating and Garage to side with driveway parking space.

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

Council Tax Band: C





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.

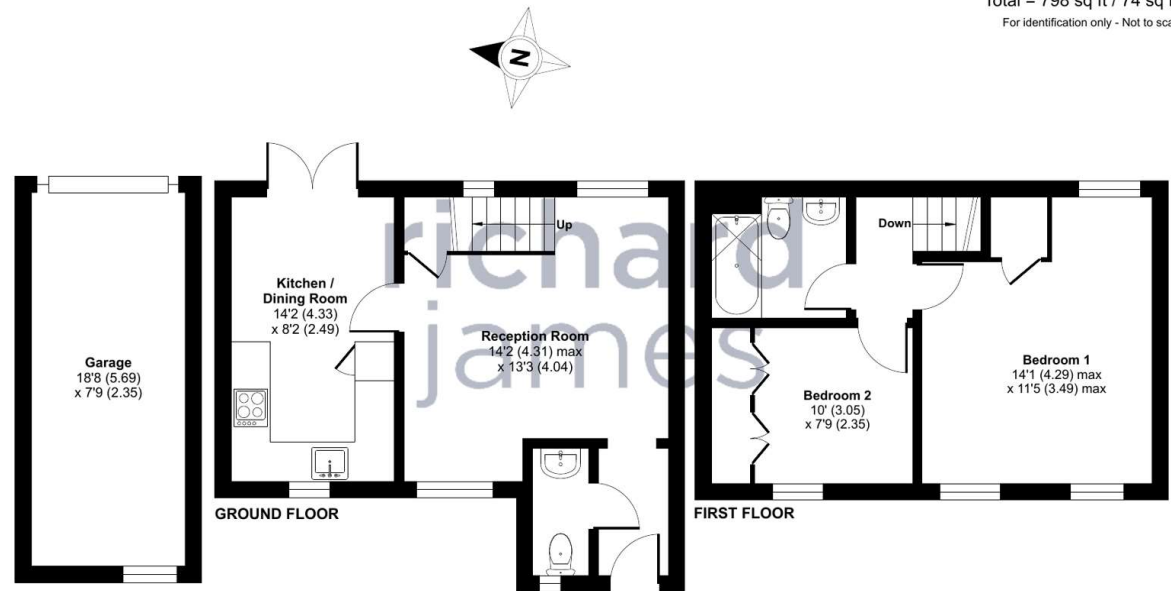
- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

call us for a free
valuation on your
property

oldtown@richardjames.uk

Victoria Road | Old Town | SN1 3BD

Approximate Area = 654 sq ft / 60.7 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 798 sq ft / 74 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). © richcom 2024. Produced for Richard James. REF: 1161273

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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.

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