

richard  
james



**36 Cob Hill, Ridgeway Farm, Swindon, Wiltshire, SN5 4FR**

**Guide Price £525,000**





## IN A NUTSHELL

 **4**
 **2**
 **2**

Situated on the very edge of Ridgeway Farm and enjoying views across open land, we are pleased to present this much improved and extended 4 bedroom en suite detached family home.

The property benefits from uPVC double glazing, gas radiator central heating, sitting room, office/family room, fully fitted kitchen/dining room, orangery/conservatory, bedroom onewith ensuite shower room, 3 further bedrooms, family bathroom, garage and gardens.

The property is well located for all local amenities including shops and schools, plus Lydiard Park, Moulden Park and 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>92</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	



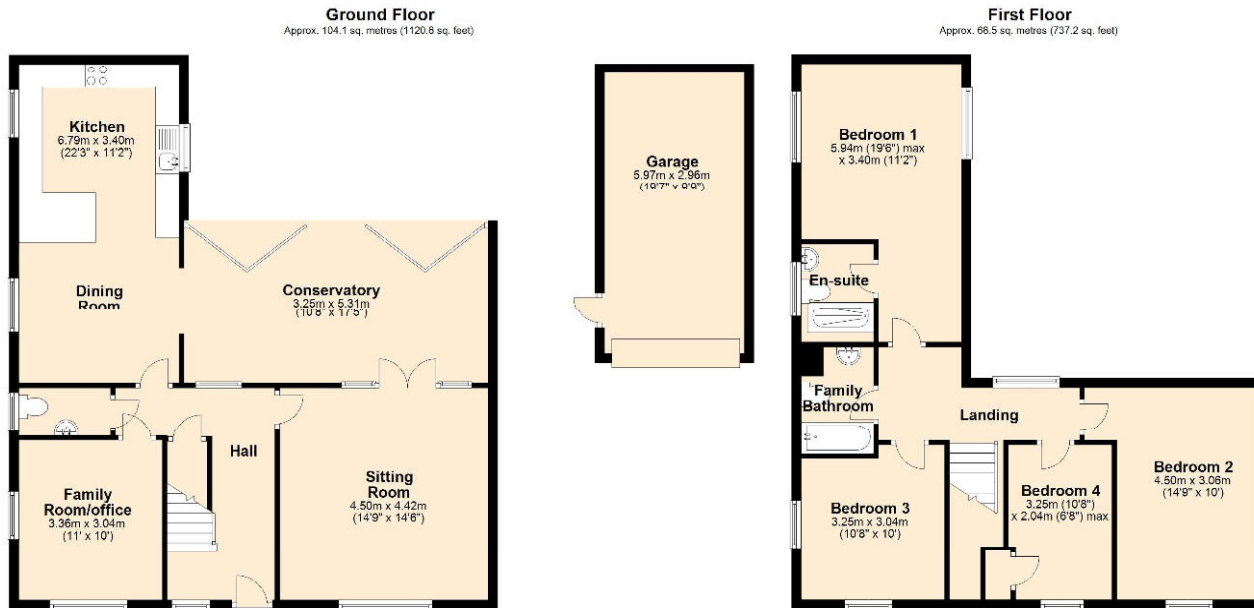




# EXCEPTIONAL SERVICE

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



Total area: approx. 172.6 sq. metres (1857.8 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.

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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