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11 Symonds, Freshbrook, Swindon, Wiltshire, SN5 8QL

Guide Price £225,000



IN A NUTSHELL



Are you looking for single storey living? Or a property to make your own and extend? This could be the perfect buy!

This two bedroom semi detached bungalow is offered with NO CHAIN and has PLANNING PERMISSION for a first floor bedroom and ensuite.

The current property offers entrance hall, living/dining room, kitchen, lean-to conservatory, two bedrooms and REFITTED BATHROOM.

Outside you will find gardens to the front, side and rear of the property as well as a driveway providing parking for 2-3 vehicles and a GARAGE.

The bungalow is well located for local amenities including shops, doctors and pharmacies etc. Lydiard Park & J16 of the M4 are also accessible. Viewing is highly recommended by the vendor's sole agent.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		58
(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	



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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...

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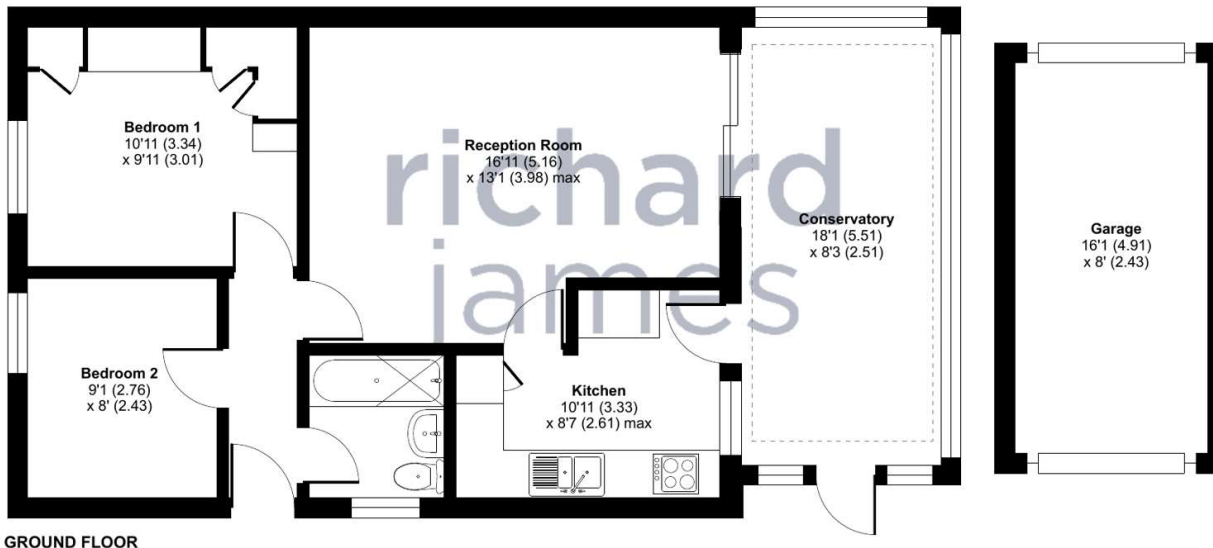
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Approximate Area = 712 sq ft / 66.1 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 840 sq ft / 78 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1154206

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- 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.
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- All Measurements are approximate.

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