



richard james
FOR SALE

Ermin Street, Stratton, SN3 4NE

asking price **£350,000**

**richard
james**



This characterful property, originally built in the 1850s, seamlessly blends historic charm with modern updates. A side extension added in the 1950s and a kitchen extension completed 40 years ago enhance the home's spacious layout.

The downstairs features a generous living room with an open fireplace, complete with an original bread oven to the side, adding a touch of history. The large dining area flows into a well-sized kitchen, which was updated 10 years ago to combine modern convenience with the home's period character.

Upstairs, there are three well-maintained and modern bedrooms, along with a family bathroom that was updated just 5 years ago. The property includes two loft spaces, providing ample storage.

Outside, the low-maintenance garden is designed for easy care, and a driveway at the front offers convenient parking. Located in the heart of Stratton, the home is in a peaceful neighborhood.

With an EPC rating of C and council tax band D, this freehold property is a well-loved home, cherished by its current owners for its unique character and history.

Please call Richard James East Swindon on 01793 831 444 to book a viewing!





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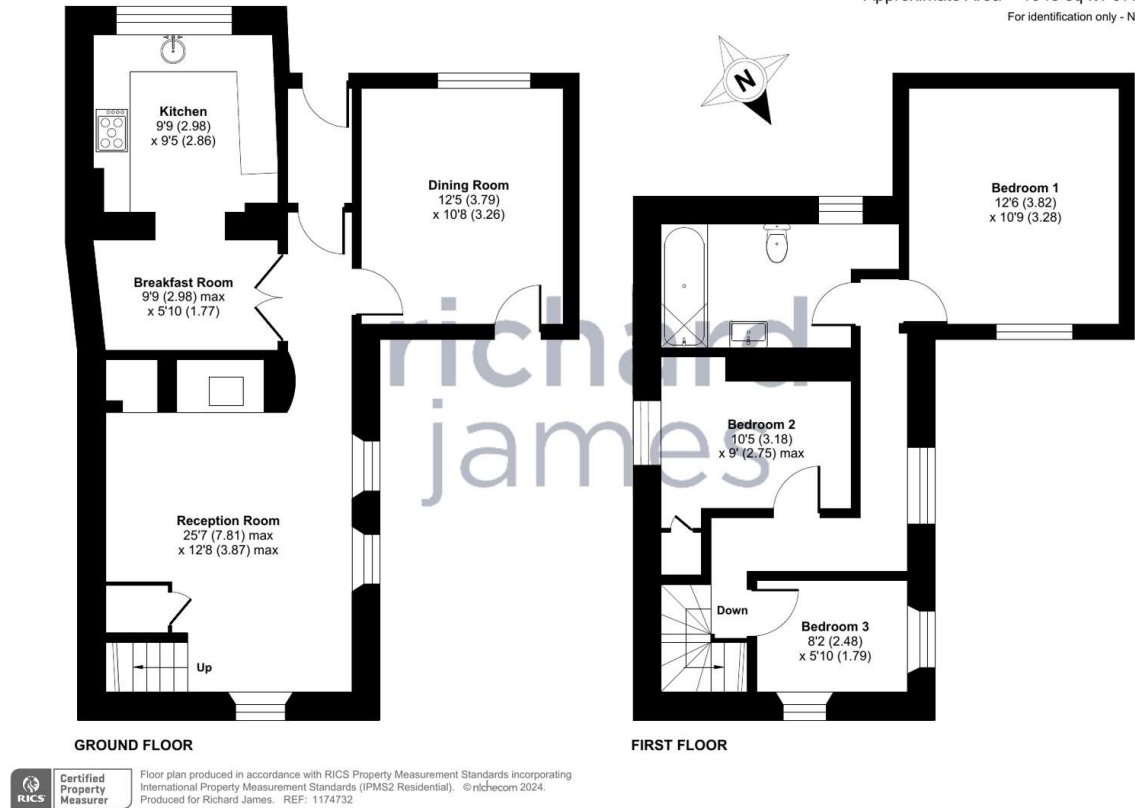
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call us for a free
valuation on your property

eastswindon@richardjames.uk

Grange Drive | Stratton | SN3 4LA

Approximate Area = 1048 sq ft / 97.3 sq m
For identification only - Not to scale



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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