



richard  
james

10 Cumberland Road, Old Walcot, Swindon, SN3 1AA

Guide Price £250,000





## IN A NUTSHELL

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\*\*\* GUIDE PRICE £250,000 - £260,000\*\*\*

A bay fronted, semi-detached home, conveniently situated in the ever popular Old Walcot area of Swindon. Ideally situated within walking distance of the Town Centre and the Old Town, with all the amenities on offer. The property does require updating and this has been reflected in the realistic asking price, and is conveniently Sold Free of Chain!

The accommodation comprises: Storm Porch, Hall, Two Reception Rooms and fitted Kitchen. With the Three Bedrooms and Bathroom, to the first floor.

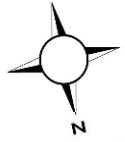
Further features include a large South facing Rear Garden, which requires cultivation, PVCu

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**EPC**

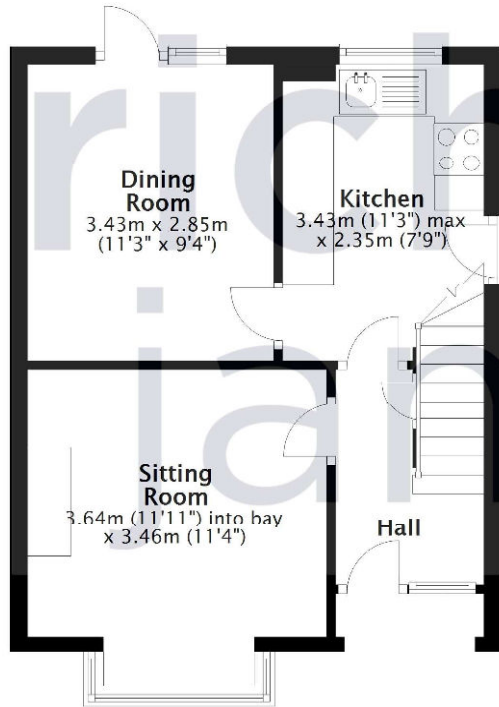






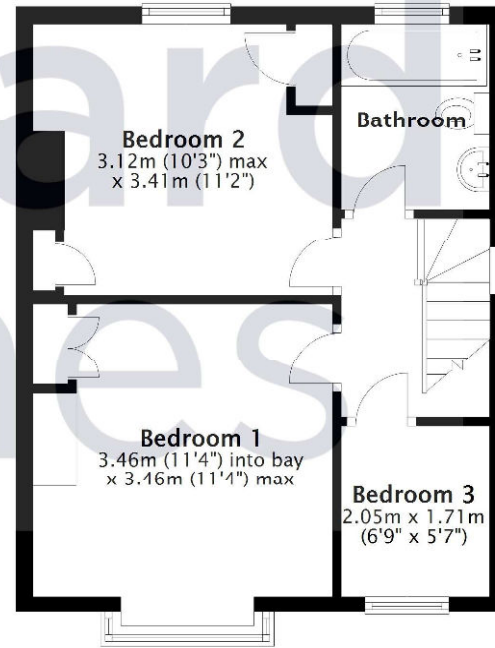
## Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 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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