

richard
james



13 Rye Close, Middleleaze, Swindon, Wiltshire, SN5 5GB

Offers Over £220,000



IN A NUTSHELL



This two bedroom terrace property is well located in a sought after cul-de-sac in Middleze and would be perfect for a first time buyer or couple due to its good location, its generous bedroom sizes plus its good sized driveway.

This property is well located in the heart of West Swindon and is a short walk from the local shops and offers great access to J16 of the M4 and Lydiard Park.

The ground floor living accommodation comprises; entrance, a generous living room and a modern kitchen/dining room.

The first floor, first floor landing, a generous

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	72	
(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	



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...

**richard
james**

1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY

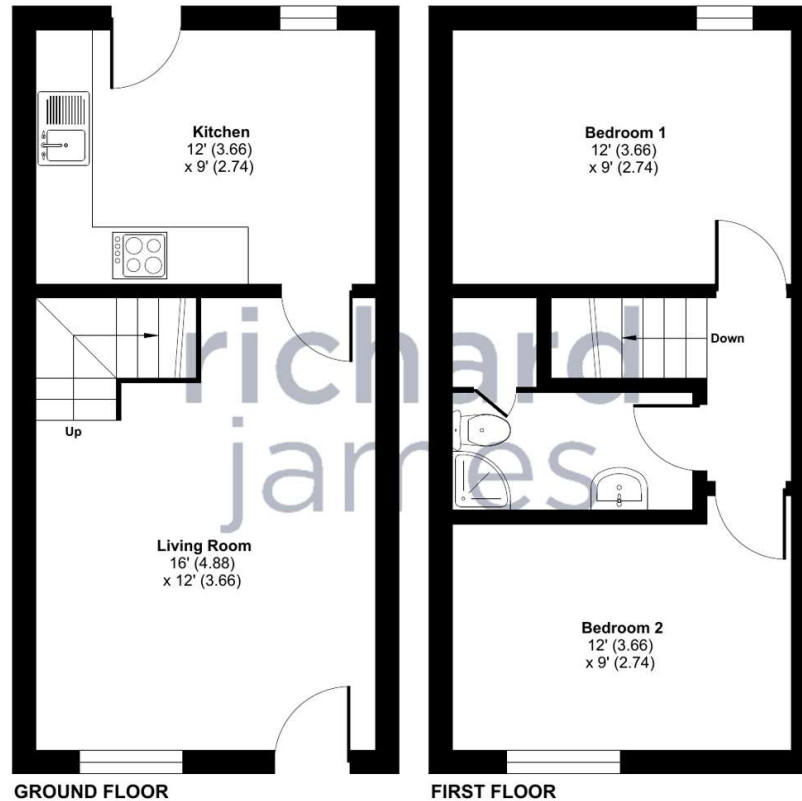
| 01793 311 017

lukeboles@richardjames.uk

Find me on [incentivised.com/Luke Boles](https://www.incentivised.com/LukeBoles)

Approximate Area = 612 sq ft / 56.8 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). © n3checom 2024. Produced for Richard James. REF: 1175195

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.

rightmove
find your happy