



Prospect Hill, Old Town, SN1 3JU

guide price **£230,000**

**richard  
james**



## freehold energy efficiency rating

In the heart of Swindon's historic Old Town, we are delighted to be able to market for sale, this very well presented Two double Bedroom semi-detached property, which is also conveniently Sold Free of Chain!

The property is ideally situated on this quiet road and just a short walk from all the fantastic bars and restaurants on Wood Street and the surrounding area has to offer, including the beautiful Town Gardens.

One of the property's best features is the large 28' open plan Living Room with log burner and patio doors that look out into the delightful Rear Garden, which enjoys a private aspect. The house also features an; Entrance Hall, modern fitted Kitchen and Bathroom, with white three-piece suite. Upstairs, you will find the two double Bedrooms.

Further features include; the pleasant enclosed Rear Garden, attractive wood flooring to the Living Room, PVCu Double Glazing and Gas Radiator Heating. Viewing is recommended by the vendors Sole Agents, Richard James.



## 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

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call us for a free  
valuation on your  
property

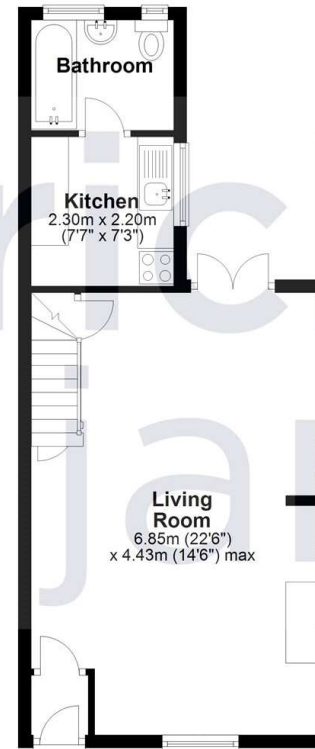
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Victoria Road | Old Town | SN1 3BD

### Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 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.

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