



117 Westcott Place, Swindon, SN1 5HR

**Offers Over £180,000**

**richard james**

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## Westcott Place

Town Centre, Swindon

Freehold | EPC Rating - D

Council Tax Band - B



Offered for sale with NO ONWARD CHAIN is this two bedroom terraced home - centrally located in the Town Centre. Larger than average for the area, the property comprises; a large sitting room/diner, kitchen and shower room.

Upstairs you'll find two great double bedrooms. The rear garden is a good size, laid with patio and artificial turf. At the bottom of the garden you'll find off street parking too - which is rare for the area.

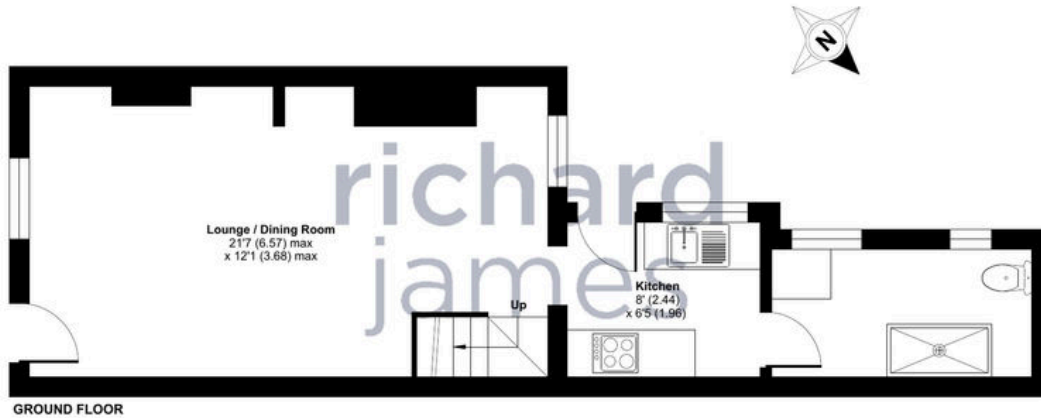
You'll find everything you'll need within walking distance to this property, from both primary & secondary schooling, shops and parks. Call us today to book your viewing.





## Floorplan

Approximate Area = 637 sq ft / 59.1 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). © ritchecom 2024. Produced for Richard James. REF: 1179954

### 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.

## 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 marketing 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, Zoopla and Boomin

**Richard James Old Town**

**01793 520 720**

**oldtown@richardjames.uk**

101 Victoria Road | Swindon | SN1 3BD

**richard james**

**richardjames.uk**