

A two-story house with a tiled roof, a garage, and a brick driveway, surrounded by lush greenery. The house has a light-colored facade and dark window frames. The driveway is made of reddish-brown bricks and leads to a white garage door. The house is set in a well-kept garden with various plants and trees. The sky is blue with a few clouds.

richard
james

1 Melfort Close, Sparcells, Swindon, SN5 5FG

Offers in the region of £350,000



IN A NUTSHELL

 **3**  **2**  **1**

SOLD WITH NO ONWARD CHAIN, 3 BEDROOM DETACHED, LARGE PLOT WITH EXTENTION POTENTIAL (subject to planning)

Situated on a generous corner plot in a quiet cul sac, we are pleased to present this 3 bedroom detached family home. The property benefits from uPVC double glazing, gas radiator central heating, cloakroom, sitting room, dining room, kitchen, 3 bedrooms, family bathroom, garage, parking & gardens. The property is well located for all local amenities, shops, schools etc Lydiard Park & M4 J16. Viewing is highly recommended.

EPC



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...

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

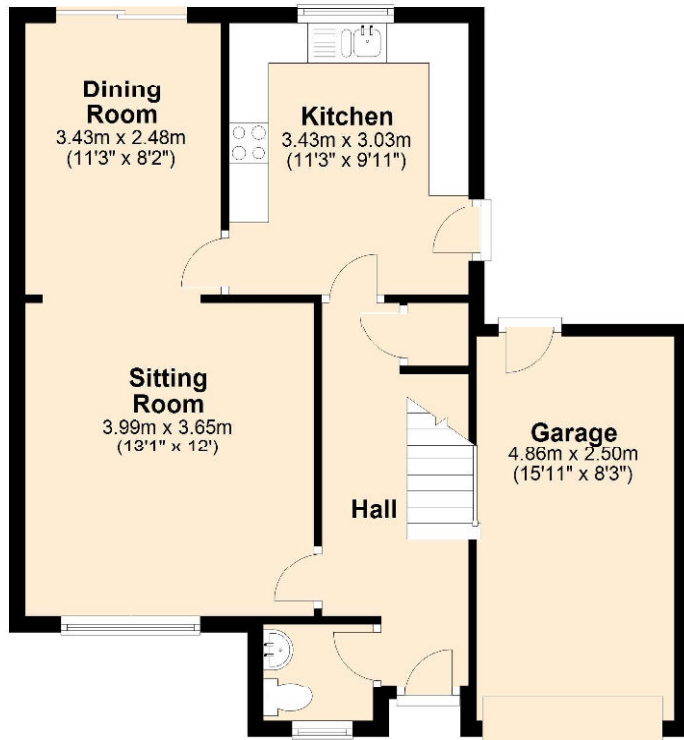
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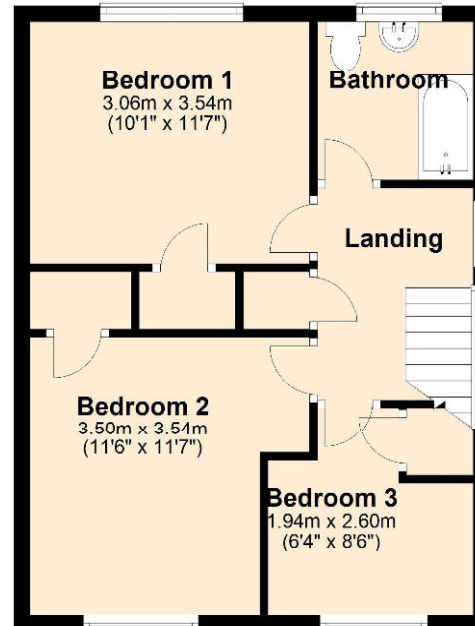
Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.3 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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