

richard
james



5 Warneford Close, Toothill, Swindon, Wiltshire, SN5 8AL

Guide Price £220,000



IN A NUTSHELL



****OFFERED WITH NO ONWARD CHAIN****

This **THREE BEDROOM** end of terrace house boasts driveway parking and a rear garden and is situated within reach of local amenities.

The spacious accommodation briefly comprises: **REFITTED KITCHEN**, downstairs **WC**, living room with solid wood flooring, three bedrooms and **REFITTED bathroom**. The property also benefits from gas fired central heating and uPVC windows.

West Swindon offers many amenities including schools, supermarkets, leisure facilities and access to several main roads including J16 of the M4.

To view this **CHAIN FREE** home please contact the sole agent, Richard James.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	77	
(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...

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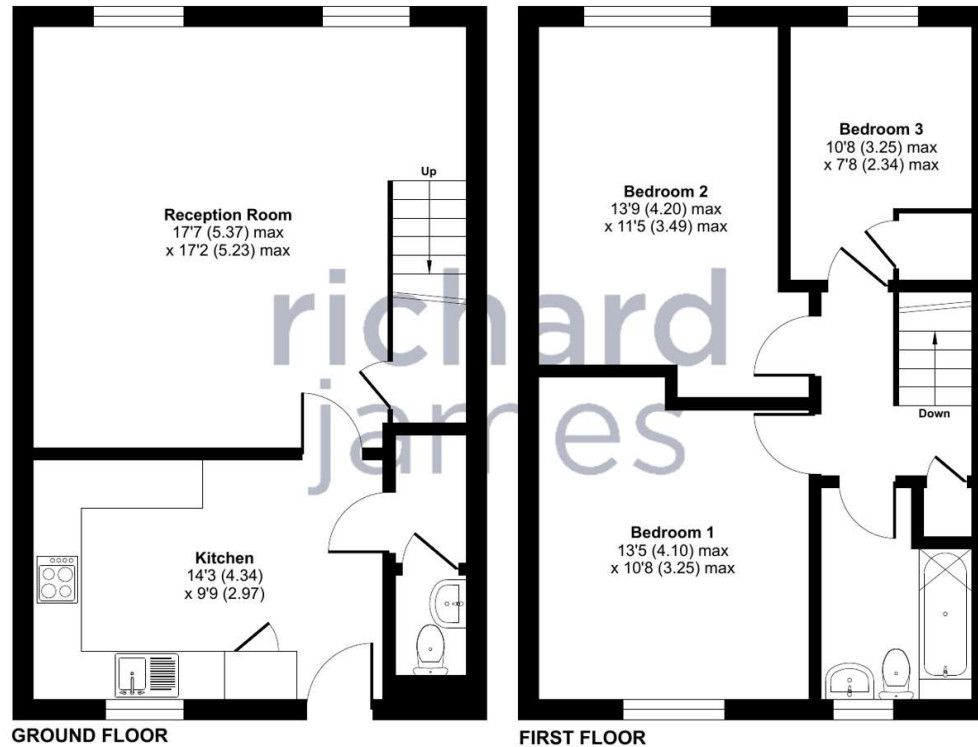
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Find me on [incentivised.com/Emma Middleton](https://www.incentivised.com/Emma Middleton)

Approximate Area = 964 sq ft / 89.5 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: 1189375

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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