



Greycing Street, St Andrews Ridge, SN25 4EG

offers over **£270,000**

**richard
james**



* energy efficiency
rating

C

Situated in the sought-after St Andrews Ridge estate, this well-maintained two-bedroom home offers convenient living with easy access to the A419, local schools, and amenities. Ideal for first-time buyers or small families, the property benefits from a thoughtful layout and modern features throughout.

On the ground floor, you're greeted by an entrance hall with a useful storage cupboard, leading to a modern kitchen and a spacious lounge/diner. The lounge/diner is perfect for both relaxing and entertaining, with French doors opening out to a low-maintenance rear garden, offering a private outdoor space.

Upstairs, the property boasts two double bedrooms, a rare find in homes of this size. The master bedroom benefits from an en-suite shower room, adding an extra touch of convenience and privacy. There is also a well-fitted family bathroom serving the second bedroom.

Externally, there are two allocated parking spaces to the front, providing off-road parking for your vehicles.

Located in a popular development with excellent transport links and nearby amenities, this home offers a fantastic opportunity for comfortable, modern living.

Call us today to arrange a viewing!

EPC: C
COUNCIL TAX: C





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exceptional service

Our team will guide you through the process of buying or selling your home.

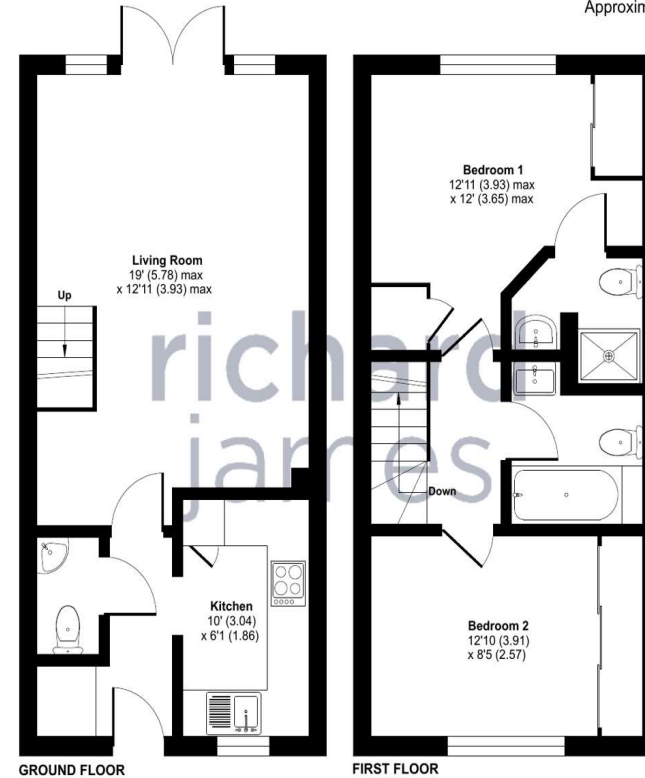
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- Honest valuations in current market conditions
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call us for a free
valuation on your property

northswindon@richardjames.uk

Gemini House | Hargreaves Road | SN25 5AZ



Approximate Area = 721 sq ft / 66.9 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). ©richrecom 2024. Produced for Richard James. REF: 1196179

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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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