



Shelley Street, Old Town, SN1 3PW

guide price **£280,000**

**richard
james**



freehold energy
efficiency rating

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A fantastic opportunity to buy a detached home, within walking distance of the main Railway Station and the many amenities available in the Town Centre and the bustling Old Town. Occupying a quiet position, within the cul-de-sac, the property also enjoys a private and enclosed gardens, with sunny aspect.

This well presented property comprises: Hall, modern fitted Kitchen, with room for a table, separate Utility Room and Store. The Sitting Room features a bay window and fireplace, with double doors opening into the 19' Conservatory, which overlooks the garden. There are Three generous sized Bedrooms and a Family Bathroom, with four piece suite including Bath and Shower.

Further features include the enclosed Rear Garden, laid out over different levels, including patio area, lawn and mature shrub and flower borders, PVCu Double Glazing, Gas Radiator Heating and Driveway Parking. Viewing 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

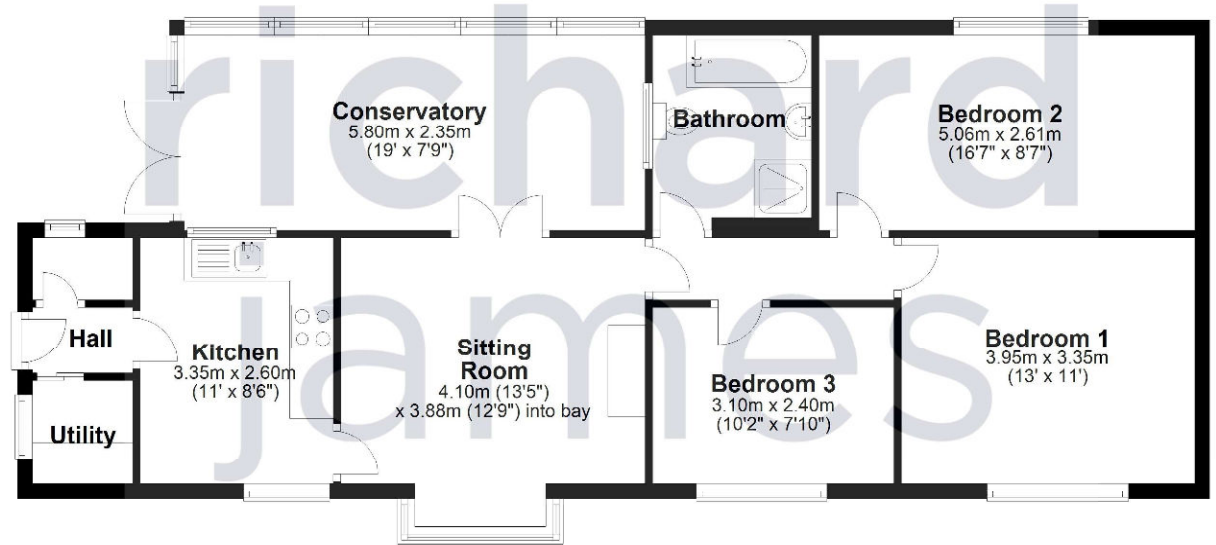
call us for a free
valuation on your
property

oldtown@richardjames.uk

Victoria Road | Old Town | SN1 3BD

Ground Floor

Approx. 86.8 sq. metres (934.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 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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