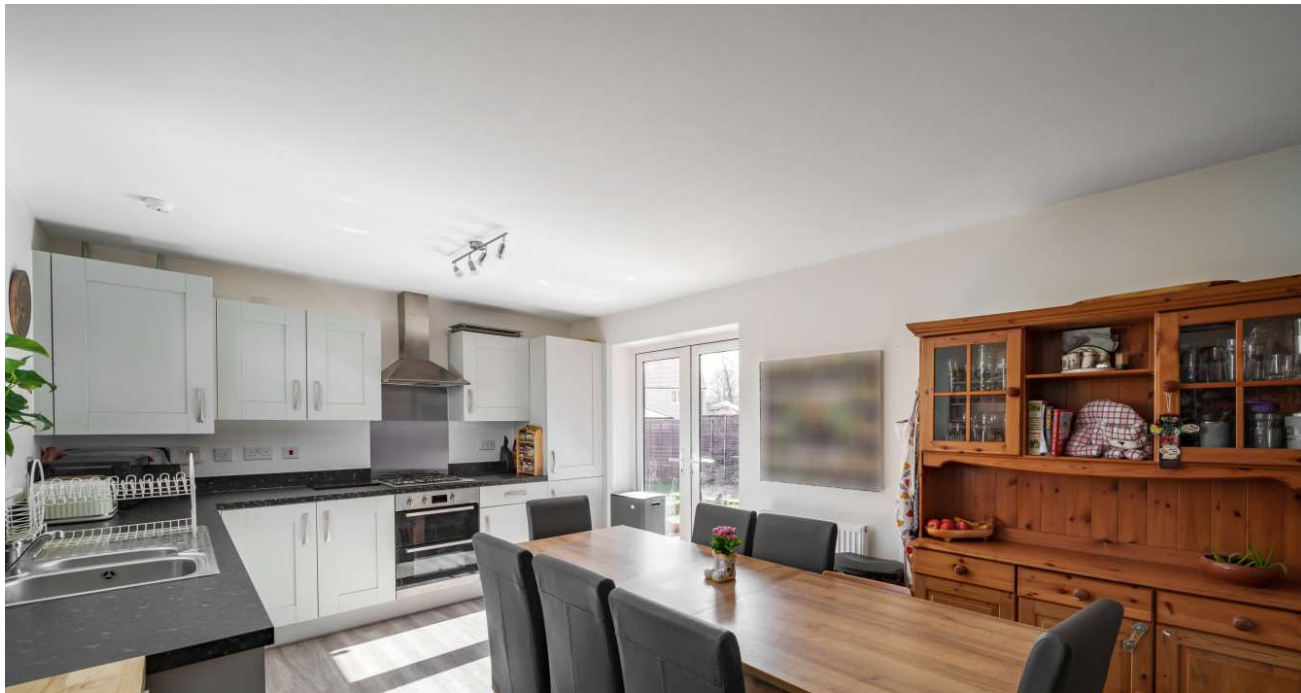




1 Lower Close, Wroughton, Swindon, SN4 9EX

Guide Price £450,000-£475,000



IN A NUTSHELL



A CHAIN FREE and very well presented detached family home, built by messrs. Linden homes, to their Kempthorne design. This four double bedroom property, occupies a pleasant and quiet position within this modern development and within walking distance of the local amenities and popular Ridgeway School and sixth form.

The property comprises Hall, Cloakroom, dual aspect Sitting Room., Study, Utility Room and generous sized fitted Kitchen/Dining Room. With the Four Bedrooms, Ensuite Shower Room and Family Bathroom.

Further features include PVCu Double Glazing, Gas Radiator Heating, the pleasant enclosed Rear Garden with spacious patio area and lawn, Garage and Driveway, as well as views to the rear towards the Downs.

In addition the property provides easy access to Wichelstowe with its Village Centre, Waitrose, Hall and Woodhouse and The Wichel Inn. Swindon's Old Town is a short drive up the Hill with a growing range of eateries and shops.

Council Tax Band: F

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(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	

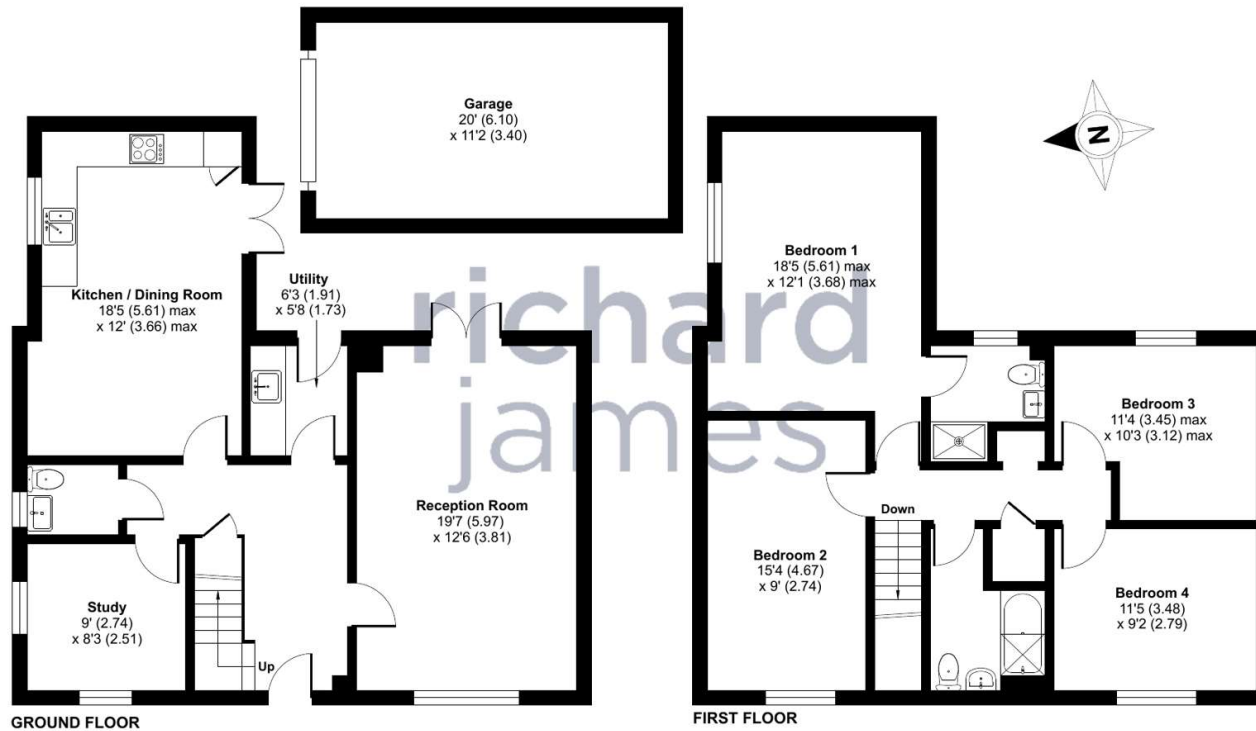


EXCEPTIONAL SERVICE

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

Approximate Area = 1719 sq ft / 159.7 sq m (includes garage)
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2023. Produced for Richard James. REF: 955680

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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.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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