

richard  
james



**20 Swindon Road, Wroughton, Swindon, SN4 9AF**

**Offers in the region of £300,000**





## IN A NUTSHELL

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

**\*STUNNINGLY PRESENTED THREE DOUBLE BEDROOM property\*** Located in the sought-after village of Wroughton SN4 - Plus parking!

Immaculately presented and beautifully maintained this redbrick BAY FRONTED terrace is now marketed For Sale by Richard James Estate Agents. The property comprises; Hallway entrance, Dining room opening to a generous Living area with an Open fire LOG BURNER. Flowing through to the Kitchen which overlooks the rear Garden, to the side of this is a handy utility room and back door. Upstairs comprises a large first floor bathroom with a four-piece suite. **THREE DOUBLE BEDROOMS** including a great loft conversion with fantastic views overlooking OPEN FIELDS! This property also comes complete with a separate home office!

Whilst this house offers so many great benefits, it's superb in its condition throughout. This property would make a great first time buy or Family home. Further details include **FOUR OFF STREET PARKING SPACES**, Large rear Garden. Gas central heating and UPVC double glazing.

## EPC

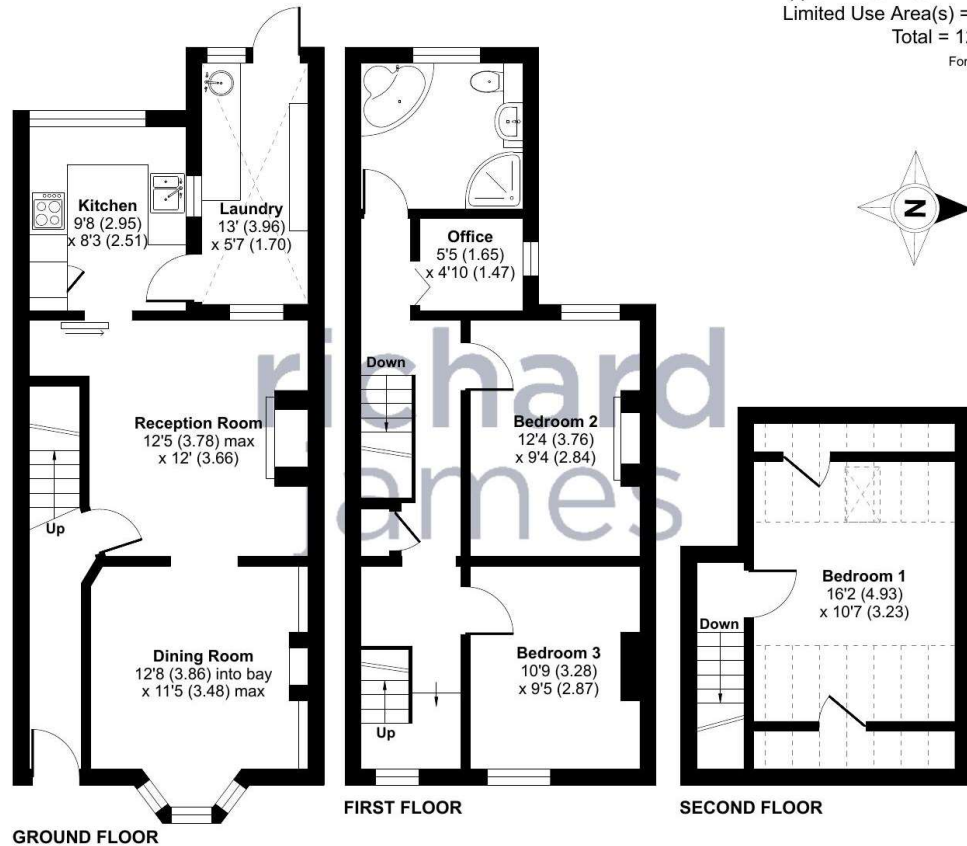
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Denotes restricted head height



Approximate Area = 1080 sq ft / 100.3 sq m  
Limited Use Area(s) = 127 sq ft / 11.8 sq m  
Total = 1207 sq ft / 112.1 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). ©nichecom 2022. Produced for Richard James. REF: 891536

**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.

## EXCEPTIONAL SERVICE

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- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

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

**richard james**

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