



richard
james

3 Sun Lane, Wroughton, Swindon, Wiltshire, SN4 9DP

Guide Price £300,000




IN A NUTSHELL

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

This modern three-bedroom home is situated in the charming village of Wroughton, offering both a peaceful village lifestyle and convenient access to key amenities. Located near the M4, A419 and just minutes from the train station, it is ideal for commuters, with Swindon's bustling Old Town and the popular Wood Street just a short drive away.

The property, available with no onward chain, has been recently redecorated and carpeted throughout, creating a fresh and welcoming environment for its new owners. It is fully double-glazed and equipped with gas central heating, ensuring year-round comfort. The stylish, updated interiors make this home move-in ready, and it would appeal to a wide range of buyers, from families to professionals seeking a serene yet well-connected community. The combination of the village atmosphere, modern features, and excellent transport links makes this a fantastic opportunity for anyone looking for a beautiful home in a sought-after location.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	78	
(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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80 High Street | Wroughton | SN4 9JZ

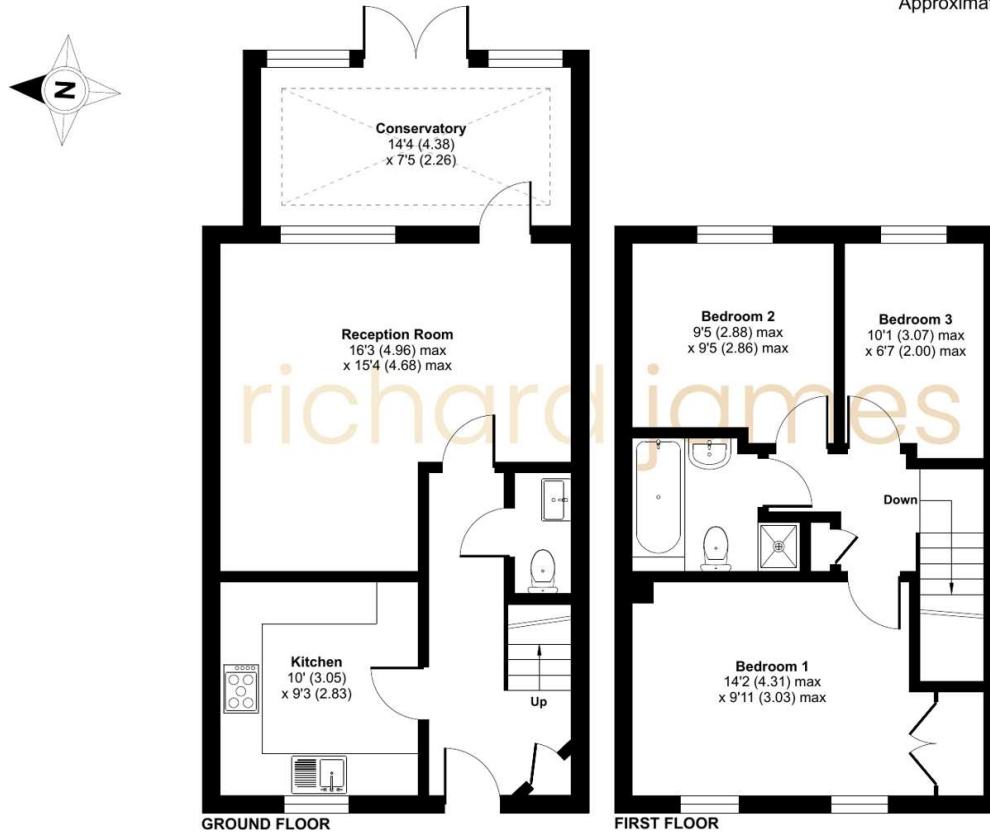
| 01793 311 013

alexhornby@richardjames.uk

Find me on [incentivised.com/Alex Hornby](https://www.incentivised.com/AlexHornby)

Approximate Area = 970 sq ft / 90.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1203748

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