

richard  
james



56 Vasterne Close, Purton, Wiltshire, SN5 4EZ

Asking Price £260,000



## IN A NUTSHELL

 **3**
 **2**
 **2**

This three bedroom semi-detached property is well located in the popular village of Purton and is offered for sale with NO ONWARD CHAIN!!

This property needs updating and renovating throughout and offers excellent potential throughout.

The ground floor living accommodation comprises; Entrance hall, the living room, bathroom, a large kitchen/dining room and an integral tandem double length garage.

The first floor offers; first floor landing, the main bedroom with en-suite jack and jill shower room, bedroom two and the third bedroom.

To the rear is an enclosed rear garden with a patio area leading to a lawn.

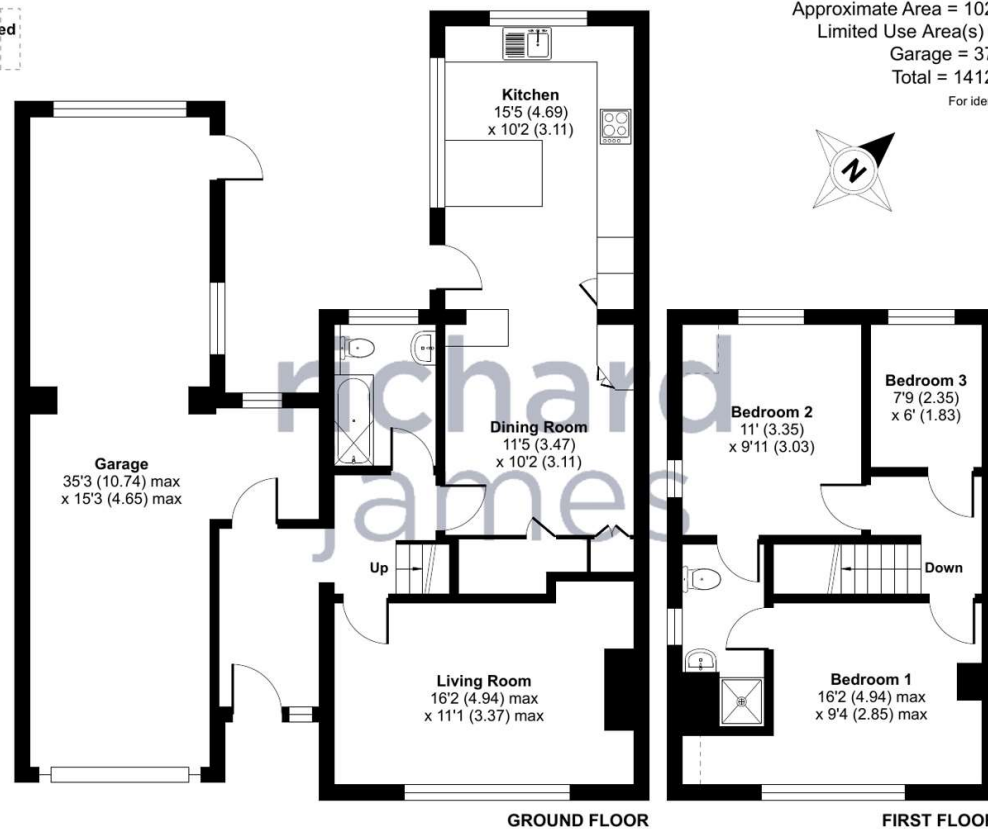
To the front is a good sized front lawn and driveway parking.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



Approximate Area = 1025 sq ft / 95.2 sq m  
Limited Use Area(s) = 8 sq ft / 0.7 sq m  
Garage = 379 sq ft / 35.2 sq m  
Total = 1412 sq ft / 131.1 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). © n3checon 2024. Produced for Richard James. REF: 1195210

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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.

## EXCEPTIONAL SERVICE

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**richard james**

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