

A two-story brick house with a tiled roof and a large tree in the garden. The house has a grey tiled roof and a brick facade. There is a large tree with green and yellow leaves on the right side of the image. The garden is grassy and has a grey fence. A patio area with a sofa and a table is visible near the house. The sky is blue with white clouds.

richard  
james

**8 Alpine Close, Shaw, Swindon, Wiltshire, SN5 5RS**

**Asking Price £315,000**





## IN A NUTSHELL

 **3**
 **1**
 **1**

Introducing this extended semi-detached house with garage and driveway parking, located in a sought-after neighbourhood. Boasting three good size bedrooms upstairs with a possible 4th bedroom or dining/office space on the ground floor, this property offers a comfortable living space for a growing family. The interior is adorned with modern finishes including the addition of a downstairs WC.

The spacious garden complete with a new patio area provides a perfect setting for outdoor gatherings and relaxation. Additionally, the property is conveniently situated close to local amenities, schools, and transport links, ensuring convenience and accessibility for residents.

This home presents an excellent opportunity for those seeking a harmonious blend of comfort, style, and practicality. Don't miss the chance to make this property your own and experience the joys of modern living in a desirable location.

## EPC

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>85</b> |
| (69-80)                                     | <b>C</b> | <b>70</b>               |           |
| (55-68)                                     | <b>D</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 |           |





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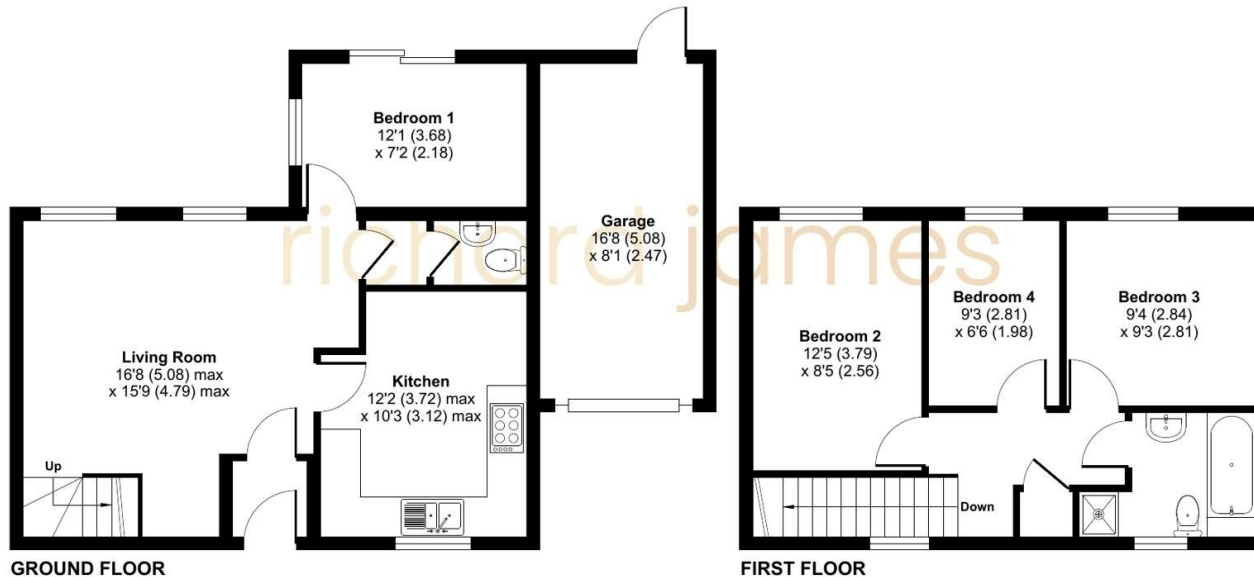
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Approximate Area = 877 sq ft / 81.4 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 1012 sq ft / 93.9 sq m  
For identification only - Not to scale



 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: 1206111

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