

richard
james



1 Rochester Close, Toothill, Swindon, SN5 8JS

Offers in the region of £325,000




IN A NUTSHELL

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

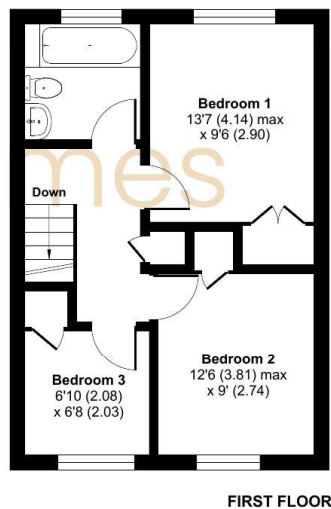
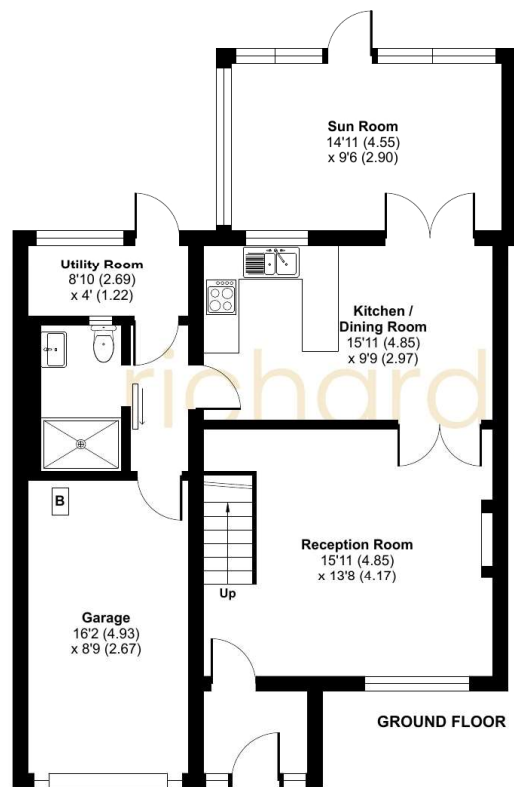
LARGER THAN AVERAGE CORNER PLOT, IMMACULATE DECORATIVE ORDER, NO ONWARD CHAIN

Tucked away in a quiet cul de sac & enjoying a much larger than average corner plot, we are pleased to present this much improved 3 bedroom link detached family home. The property benefits from uPVC double glazing, gas radiator central heating, sitting room, fitted kitchen/dining room, re fitted cloakroom/shower room, utility area, uPVC double glazed sun room/conservatory, 3 bedrooms, family bathroom, garage & corner plot garden. The property is well located for all local amenities, shops, schools etc Lydiard Park & M4 J16. The property is offered with no onward chain & viewing is highly recommended by the vendor's sole agent.

EPC

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





Approximate Area = 1055 sq ft / 98 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1198 sq ft / 111.2 sq m
For identification only - Not to scale

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...

richard james

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Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)

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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.

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