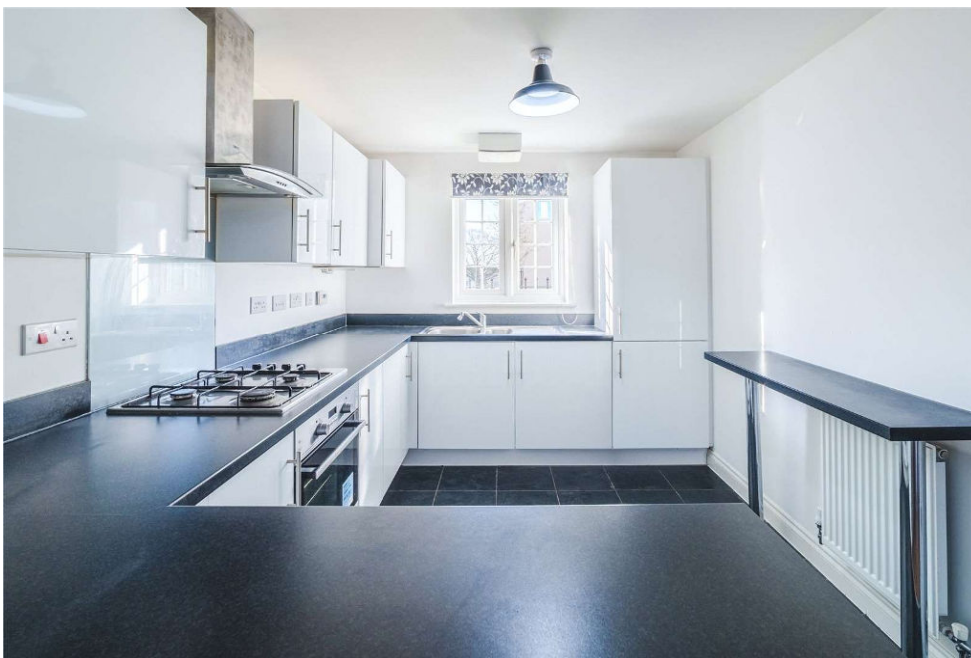




Clapham Close, Nightingale Rise, SN2 2FL

asking price **£325,000**

**richard  
james**



- NO ONWARD CHAIN
- FOUR BEDROOMS
- STUDY
- KITCHEN DINER
- GARAGE AND DRIVEWAY TO SIDE
- PRIVATE GARDEN
- SHED WITH POWER
- WALKING DISTANCE TO MOREDON MEDICAL CENTRE

This four bedroom, three storey family home can be found within walking distance of the Moredon Medical Practise and only a 10 minute drive from the connecting A419.

The property comprises; entrance hall, WC and an open plan kitchen diner that spans the full length of the first floor and even boasts a lounge area. On the first floor you'll find two double bedrooms, the family bathroom and a further bedroom ideal for a home office or study. On the top floor is another double bedroom, storage cupboard and master bedroom with en suite which also boasts beautiful views. The property also benefits from a garage and driveway to side, private rear garden laid to lawn and patio with space for an office tucked in the corner.

Get in touch for your chance to view.

EPC: B

Council Tax: D









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call us for a free  
valuation on your property

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[northswindon@richardjames.uk](mailto:northswindon@richardjames.uk)

Gemini House | Hargreaves Road | SN25 5AZ

## 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

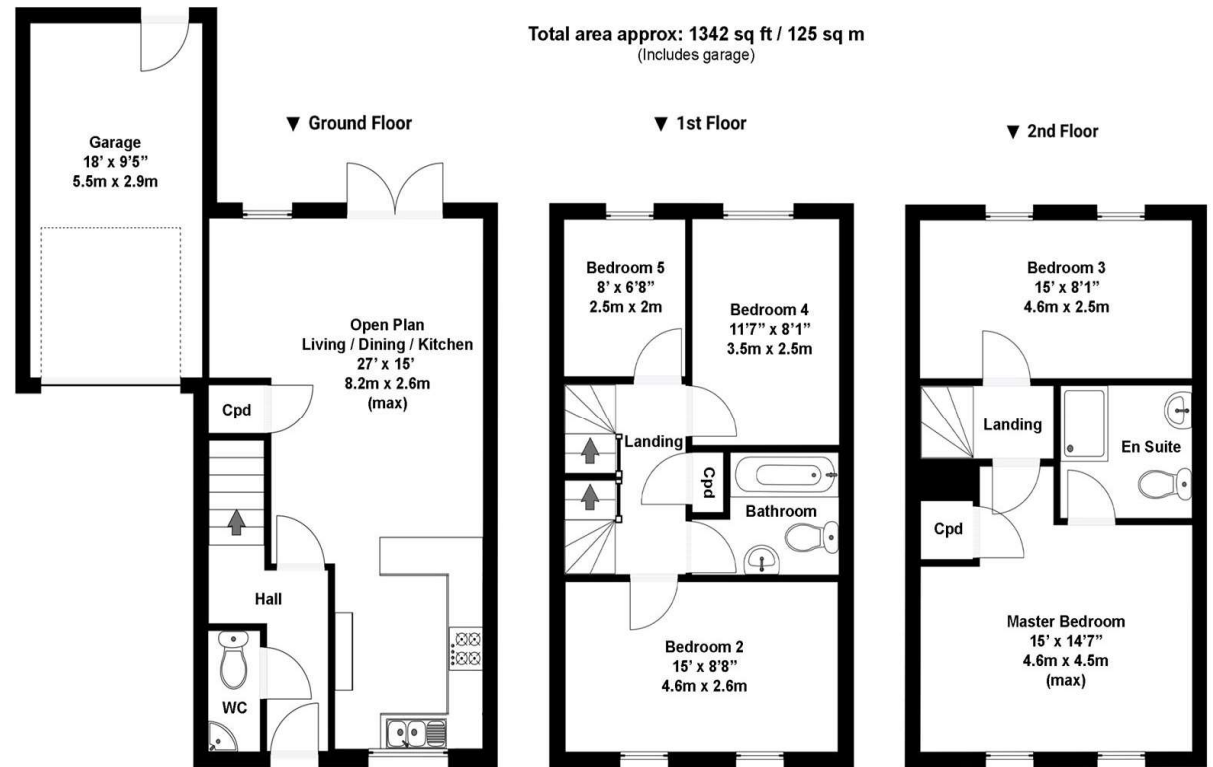
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N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

### 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.

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