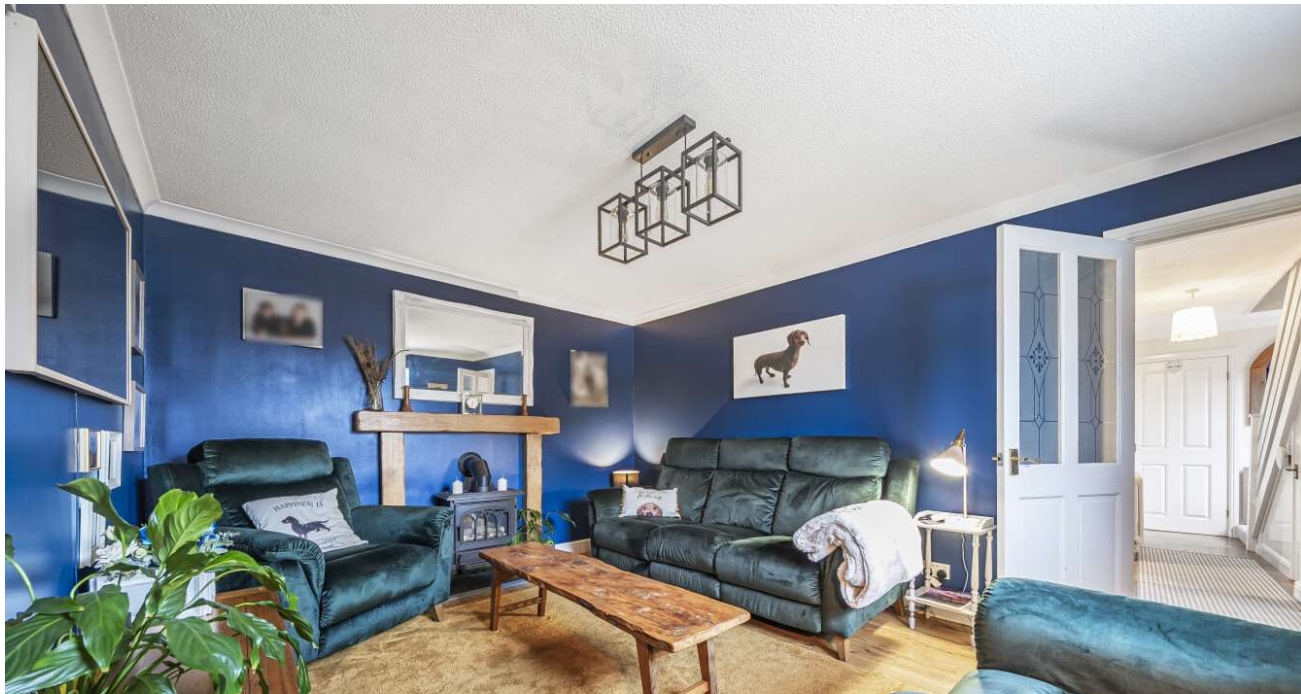


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2 College Green, Wanborough, Swindon, Wilts, SN4 0AZ

Guide Price £400,000 -£425,000



IN A NUTSHELL

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

This family-friendly, three-bedroom detached home is in the highly desirable village of Wanborough, offering convenient access to Junction 16 of the M4, the Great Western Hospital, and Swindon train station.

Wanborough provides some excellent amenities including primary school a range of pubs as well as access to numerous outdoor walks not to mention the bowls club.

The property is spacious and has been extended to provide ample living space. On the ground floor, there's an open and airy extended kitchen with modern appliances, a breakfast area ideal for family meals, a utility room for added convenience, and a downstairs cloakroom. Additionally, the home features a separate study—perfect for working from home—as well as a dedicated dining room for entertaining.

Upstairs, there are three bedrooms and refitted family bathroom. The property also includes a garage and ample off road parking, and also boasts a well-maintained garden, making it an ideal choice for families looking to settle in a well-connected yet serene village location.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80

England, Scotland & Wales EU Directive 2002/91/EC



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-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
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-  Ahead of the game marketing strategies
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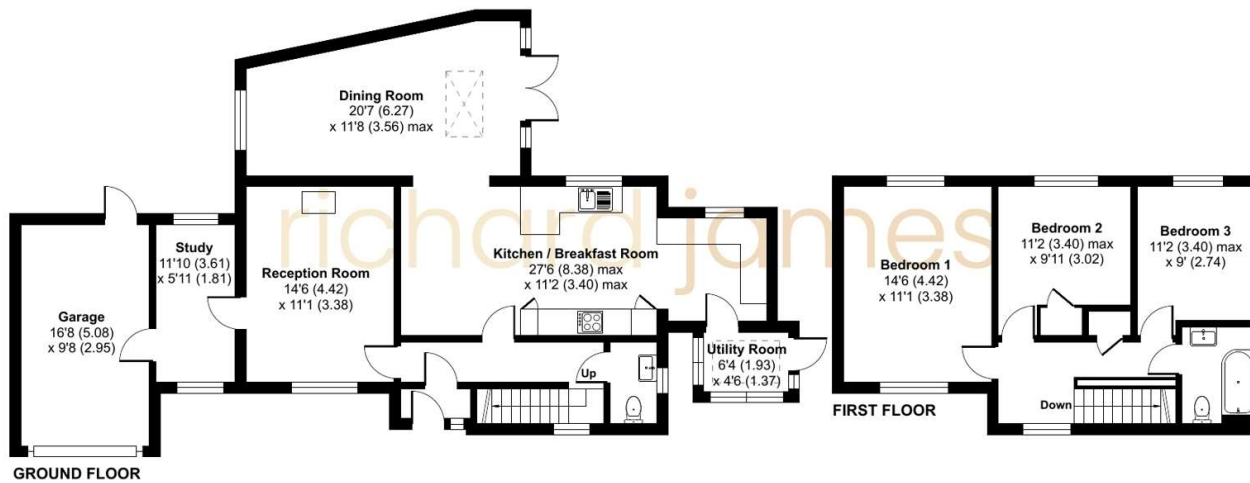
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Find me on [incentivised.com/Alex Hornby](https://www.incentivised.com/AlexHornby)



Approximate Area = 1427 sq ft / 132.5 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1587 sq ft / 147.3 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:1210873

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