

richard
james



80 White Edge Moor, Liden, Swindon, SN3 6LU

Guide Price £260,000



IN A NUTSHELL



Offered for sale with NO ONWARD CHAIN is this three bedroom home located in Liden.

The property comprises to the ground floor hall, cloakroom, fitted kitchen, living room and conservatory. The first floor offers master bedroom, shower room and two further bedrooms.

Outside are enclosed gardens to the rear and to the front driveway parking.

The owner informs us there is an additional parking space to the rear of the property.

Further features includes double glazing and gas central heating.

Liden is within easy reach of the GWH, A419 as well as M4 J15.

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 74 | |
| (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 | |



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...

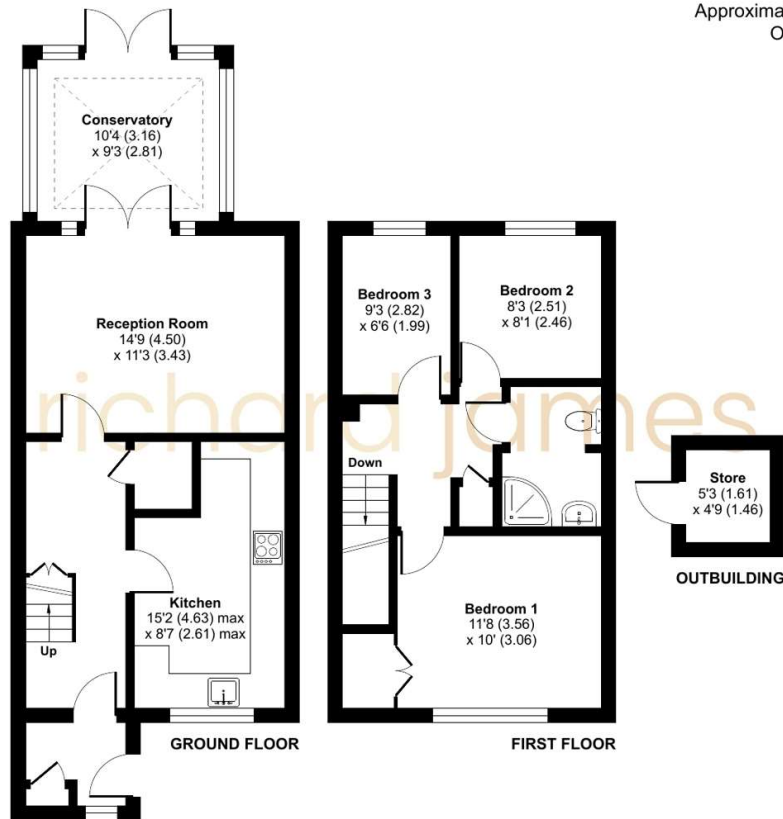
**richard
james**

80 High Street | Wroughton | SN4 9JZ

| 01793 311 040

jamesargeant@richardjames.uk

Find me on [incentivised.com/James Sargeant](https://www.incentivised.com/James Sargeant)



Approximate Area = 931 sq ft / 86.5 sq m
Outbuilding = 25 sq ft / 2.3 sq m
Total = 956 sq ft / 88.8 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: 1218339

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.

rightmove 
find your happy