

richard
james



7 Gerard Walk, Grange Park, Swindon, Wiltshire, SN5 6AS

Offers in the region of £285,000



IN A NUTSHELL

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

A well-positioned and modern three bedroom end of terrace home in the ever popular Grange Park with parking for up to **THREE VEHICLES**, a private **CORNER PLOT** garden, well-proportioned living space and bedrooms and gas central heating. The property is ripe for extension to the side and rear, subject to the necessary consents.

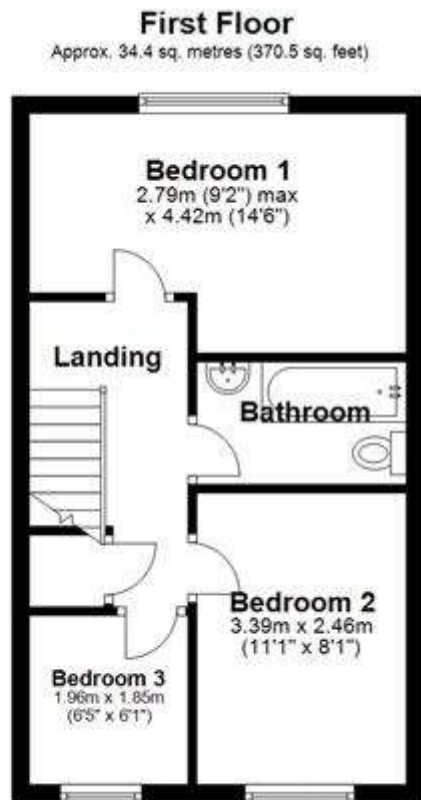
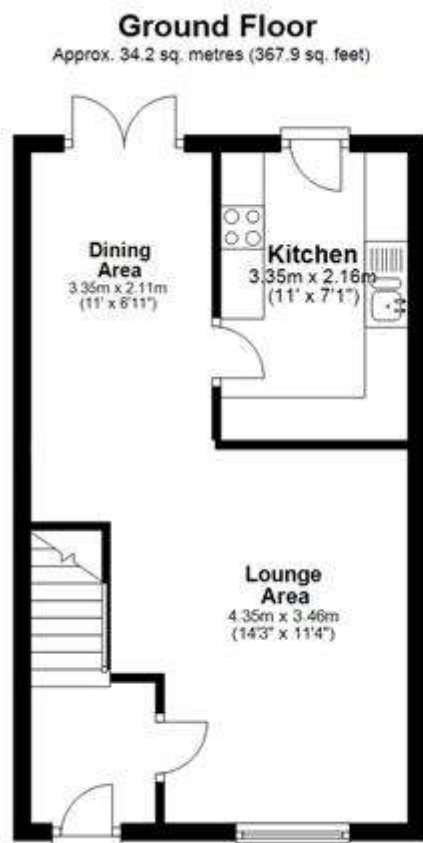
The already spacious home is located a short walk away from local amenities which include shops, schools and excellent road links. The jewel in West Swindon's crown, Lydiard Park, is also only a few minutes walk away from the property.

An early viewing is recommended to avoid disappointment.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(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	





Total area: approx. 68.6 sq. metres (738.4 sq. feet)

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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- Social media marketing
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