

richard
james



37 Ward Close, Purton, Wiltshire, SN5 4GY

Asking Price £250,000



IN A NUTSHELL

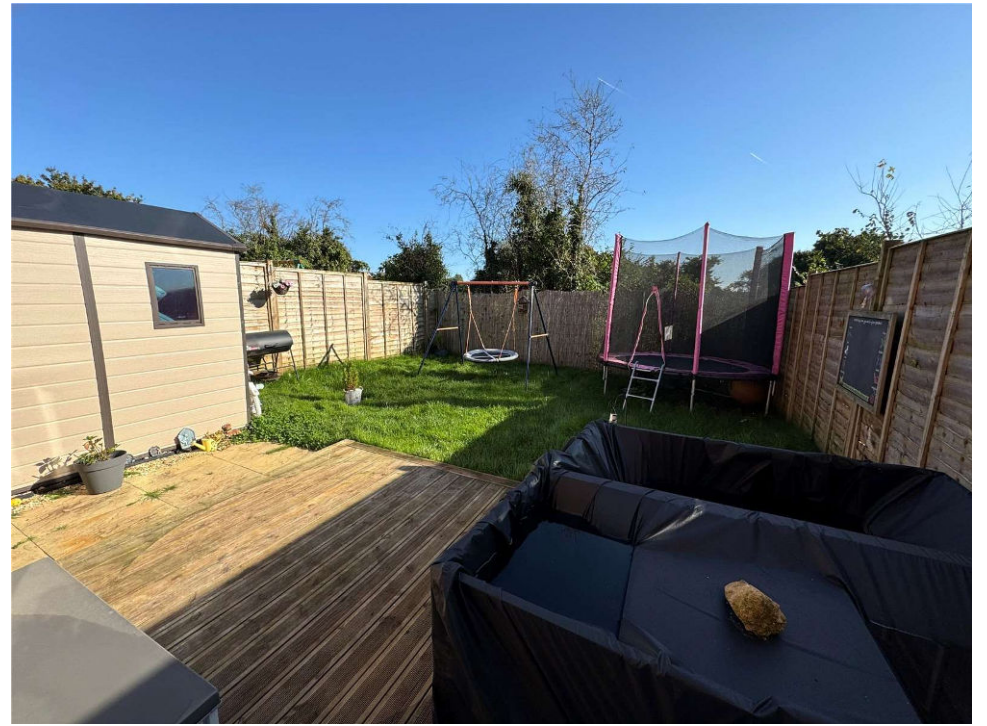


SIMPLY STUNNING 2 BEDROOM VILLAGE SEMI

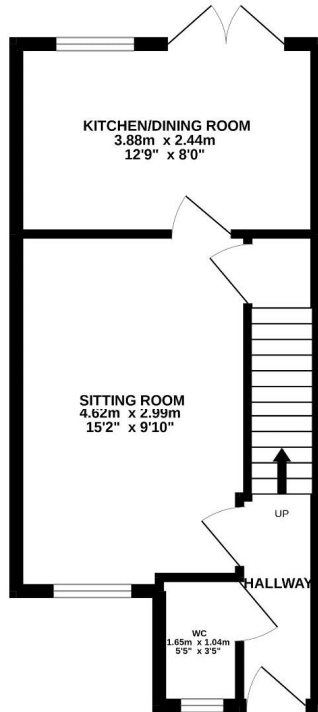
Built less than 5 years ago and situated at the end of a quiet cul de sac backing on to allotments, we are pleased to present this much improved 2 bedroom semi detached house. The property is located on the edge of the tranquil village of Purton & benefits from uPVC double glazing, gas radiator central heating, cloakroom, sitting room, kitchen/dining room, 2 bedrooms, garden & 2 car driveway to the side. The property is well located for all local amenities, shops, schools etc & offers easy access to M4 J16 & A419 via Cricklade.

EPC

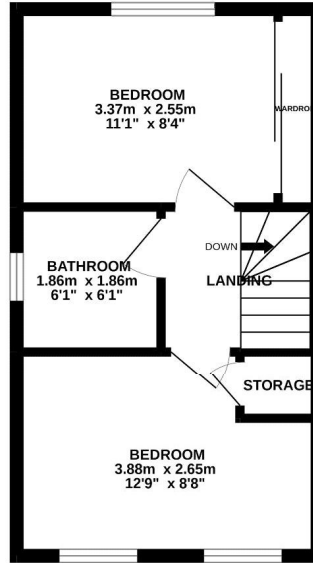
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
30.4 sq.m. (328 sq.ft.) approx.



1ST FLOOR
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA: 57.9 sq.m. (623 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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-  Dedicated sales progression team
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-  5* service from valuation to completion
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-  Professional photography
-  Social media marketing
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