



Cricklade Road, Gorse Hill, SN2 8AY

offers over **£265,000**

**richard
james**



freehold energy
efficiency rating

D

Richard James are proud to present this generous four bedroom end of terrace home well located in the popular Gorse Hill area.

This sizeable property is offered for sale with NO ONWARD CHAIN and would suit a family or couple.

The ground floor living accommodation comprises; a large living room, dining room, study area, a recently re-fitted bathroom and the kitchen.

The first floor offers; first floor landing, a generous master bedroom, the second bedroom with fitted wardobes, bedroom three and bedroom four.

To the rear is an enclosed rear garden with gated side access offering allocated parking via gated access. There is also a large garage to the rear with power and lighting accessed via rear lane.

COUNCIL TAX BAND - B

EPC - D



exceptional service

Our team will guide you through the process of buying or selling your home.

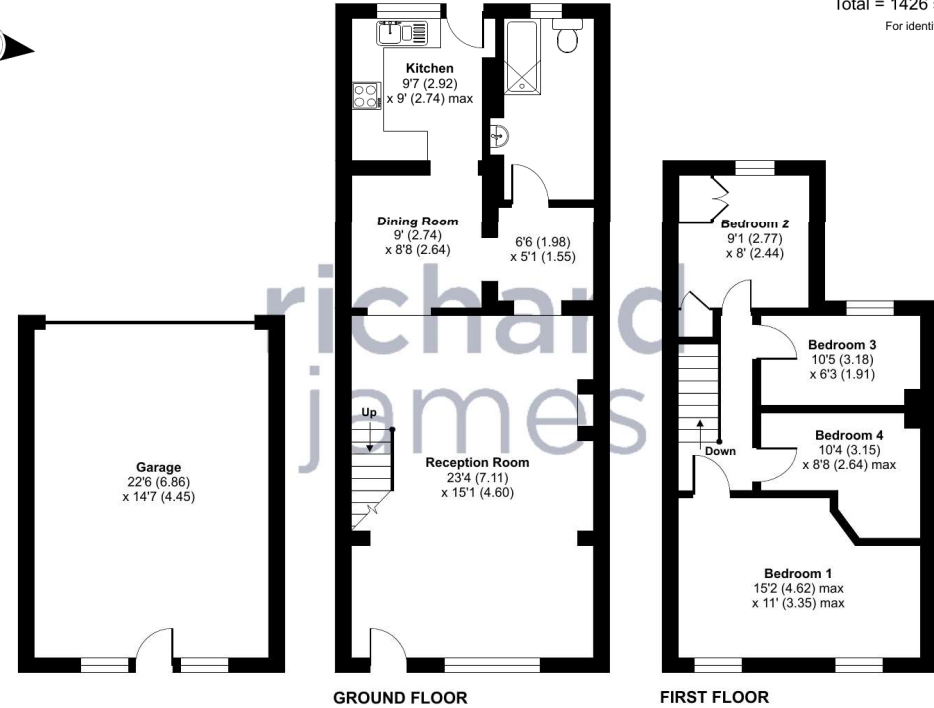
We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- 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

oldtown@richardjames.uk

Victoria Road | Old Town | SN1 3BD



Approximate Area = 1096 sq ft / 101.8 sq m
Garage = 330 sq ft / 30.6 sq m
Total = 1426 sq ft / 132.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2022. Produced for Richard James. REF: 923064

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