



richard  
james

***31 Fonthill Walk***

Old Walcot, Swindon, SN3 1AQ

Guide Price

***£250,000-£260,000***





# Fonthill Walk

Old Walcot

Freehold | EPC Rating - TBC

 2  1  1

Richard James are delighted to offer for sale this immaculately presented and much improved property, situated in this popular location within Old Walcot, overlooking the school field to the front with views towards Christchurch.

The spacious accommodation comprises: Entrance Porch, Hall, Sitting Room with bay window to front and the very nice refitted 15' Kitchen/Dining Room, with door into the Rear Garden. With Two Double Bedrooms and refitted Bathroom, to the first floor.

To the outside, includes a generous garden to rear with large patio which then opens to the lawn, path to rear with shrub borders, with gated access to the two parking spaces on driveway to rear. With the front garden laid to lawn, enclosed by dwarf walling and gate and path to front door. Further features PVCu Double Glazing and Gas Radiator Heating.

Viewing recommended by the vendors Sole Agents.



**Alex Hudson**  
Partner

**01793 311 002**  
**07889 366 136**

[alexhudson@richardjames.uk](mailto:alexhudson@richardjames.uk)



Scan here



Generous  
Rear  
Garden







To the outside, includes a generous garden to rear with large patio which then opens to the lawn, path to rear with shrub borders, with gated access to the two parking spaces on driveway to rear.



Light  
bedrooms







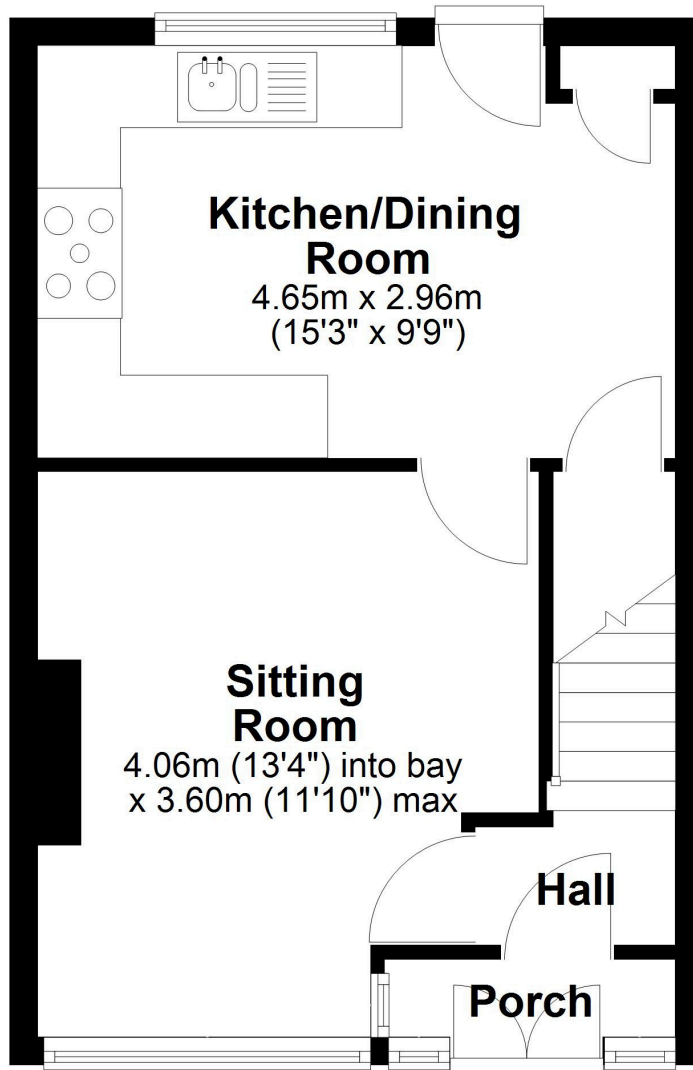
With the front garden laid to lawn, enclosed by dwarf walling and gate and path to front door. Further features PVCu Double Glazing and Gas Radiator Heating.

Viewing recommended by the vendors Sole Agents.



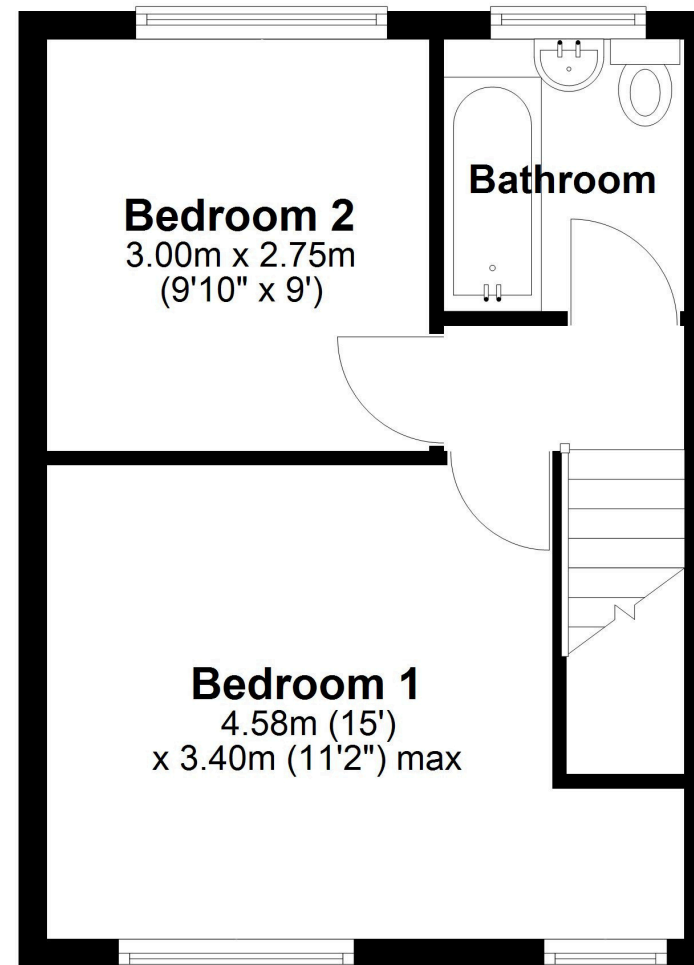
## Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



**01793 311 002**

alexhudson@richardjames.uk

**richardjames.uk**

   @rjestateagent