

richard
james



176 High Street, Royal Wootton Bassett, SN4 7BT

Offers Over £125,000



IN A NUTSHELL

 **2**
 **1**
 **1**


NO CHAIN AND LOW SERVICE CHARGES !!

A delightful example of these rare to the market first floor apartments with private entrance situated in the desirable and popular High Street area of Royal Wootton Bassett, right on the doorstep to all amenities.

This newly modernised property enjoys its own private entrance and stairwell. The main accommodation is light and very well presented. The property comprises a living/dining room leading to a well fitted kitchen with integrated appliances.

There are two spacious double bedrooms and fully equipped modern family bathroom

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(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...

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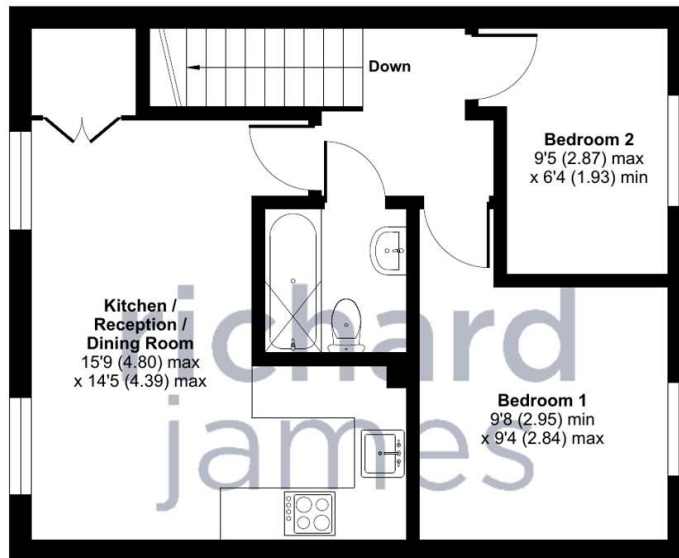
| 01793 311 019

lukehumphries@richardjames.uk

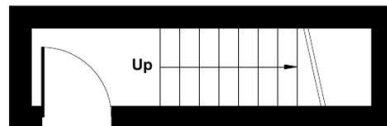
Find me on [incentivised.com/Luke Humphries](https://www.incentivised.com/LukeHumphries)

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2023. Produced for Richard James. REF: 1048851

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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