



richard
james

20 Roebuck Close, Royal Wootton Bassett, SN4 8NL

Offers in the region of £325,000



IN A NUTSHELL


 **4**
 **2**
 **2**

Within walking distance of Local Tesco and others amenities is this superbly situated three storey family home. Offering easy access to junction 16 of the M4 giving links to major cities and Swindon towns train station offering links to Cardiff and London.

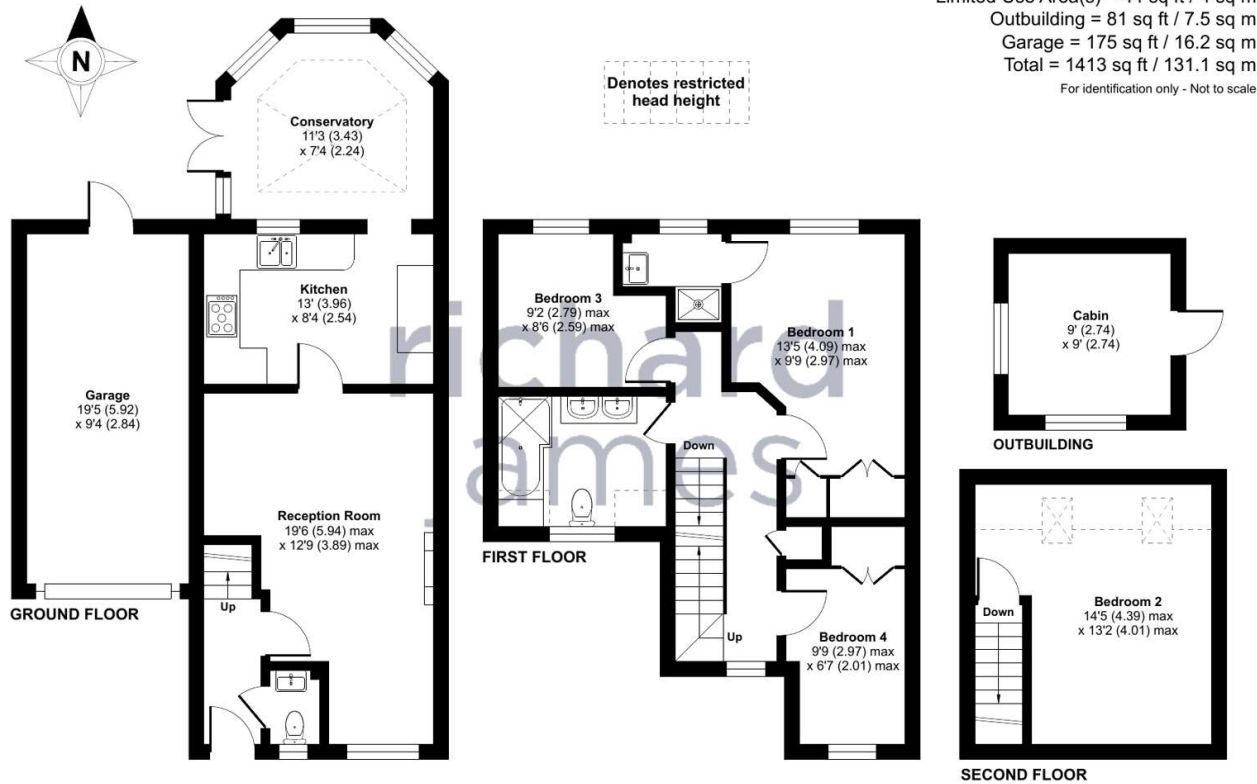
Internally the property comprises deceptively spacious accommodation comprising entrance hall, cloakroom, living room, conservatory, kitchen/diner, first floor landing with three bedrooms and a en-suite to the master, family bathroom and a further staircase giving access to bedroom two on the top floor.

Externally the house offers driveway parking, garage with plumbing, and access to the rear enclosed garden with patio area leading to

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2023. Produced for Richard James. REF: 1031122

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.

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...

richard james

139 High Street | Royal Wootton Bassett | SN4 7AY

| 01793 311 019

lukehumphries@richardjames.uk

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

rightmove
find your happy