

richard
james



74 Westbury Park, Royal Wootton Bassett, SN4 7DN

Offers Over £400,000



IN A NUTSHELL

 **4**
 **3**
 **2**

NO CHAIN!!

A modern four bedroom detached property with garage and ample parking PERFECT FOR CAMPER/CARAVAN. Situated in the popular residential area of Westbury Park.

The accommodation briefly comprises entrance hall, downstairs cloakroom, sitting room, conservatory, dining room, re-fitted kitchen and garage.

The first floor has a modern family bathroom, four generously sized bedrooms with the impressive master bedroom benefitting from en-suite shower room with four-piece suite.

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 75 |
| (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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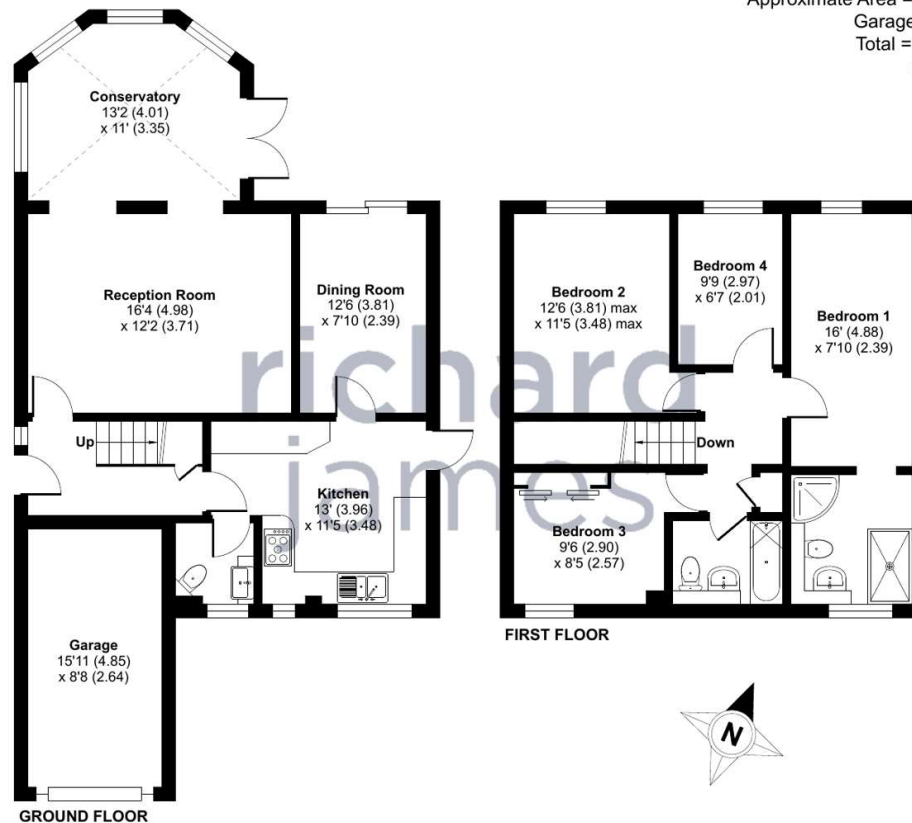
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Find me on [incentivised.com/Luke Humphries](https://www.incentivised.com/LukeHumphries)

Approximate Area = 1285 sq ft / 119.3 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1418 sq ft / 131.6 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). © n7checon 2024. Produced for Richard James. REF: 1095336

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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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