

richard
james



74 Westbury Park, Royal Wootton Bassett, SN4 7DN

Guide Price £425,000



IN A NUTSHELL

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

A modern four bedroom detached property with garage 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.

Outside is a block-paved driveway for multiple vehicles leading to the garage with electric door. There is then gated access to the low maintenance, private rear garden which is fully enclosed by fencing.

The property is located within a short walk of the amenities that Royal Wootton Bassett has to offer and a selection of good local schools.

Welcome Home...

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

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-  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

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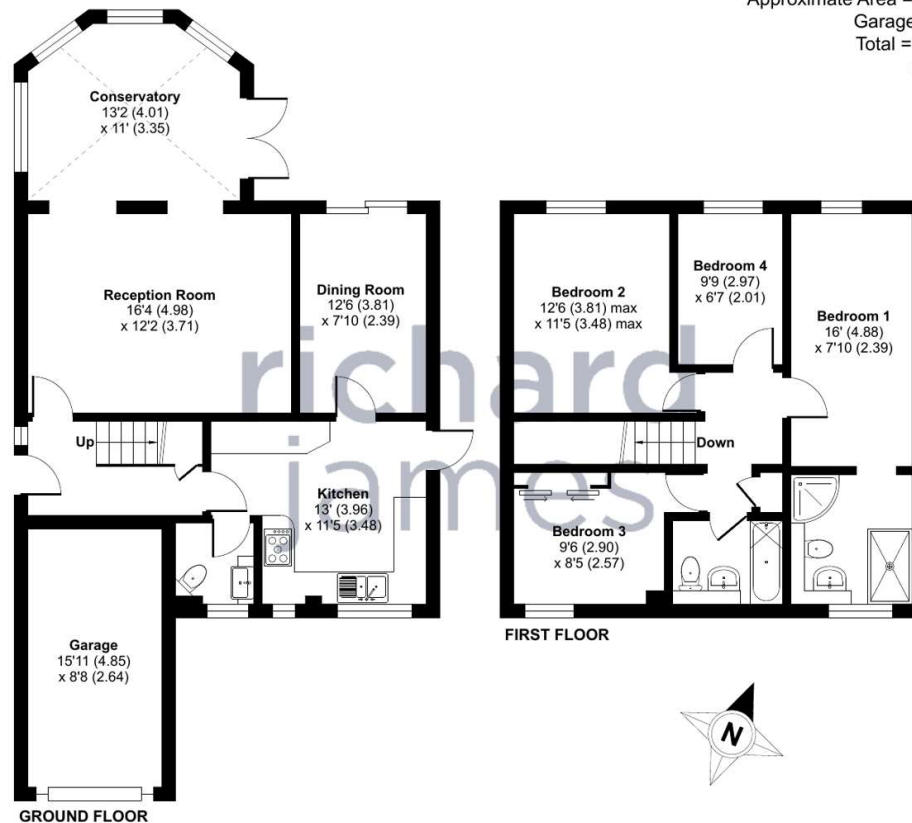
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Approximate Area = 1285 sq ft / 119.3 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1418 sq ft / 131.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Richard James. REF: 1095336

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