



Edgecomb House, 23 Calne Road, SN15 4PT

Offers in excess of **£190,000**

**richard  
james**



 2  1  1

\* energy efficiency  
rating

C

Stunning Ground Floor Apartment With Garden.

Stunning throughout is this deceptively spacious ground floor apartment boasting a large open plan living room with access to the low maintenance garden, separate kitchen, two bedrooms and bathroom with bath and shower cubicle. The property boasts gas heating and two parking spaces.

In our opinion this lovely home would also suit someone looking for retirement living. The village Tesco is literally on your doorstep and the area has further convenient shops and bus routes to neighbouring towns.

Welcome Home...



Approximate Area = 777 sq ft / 72.2 sq m  
For identification only - Not to scale

## 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

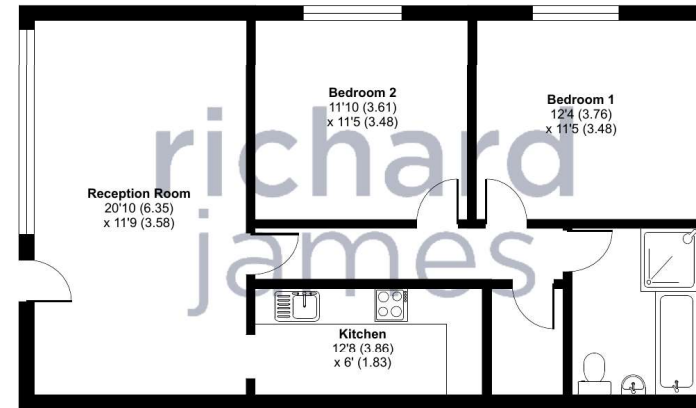
---

call us for a free  
valuation on your  
property

---

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

High Street | Royal Wootton Bassett | SN4 7AY



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Richard James. REF: 926164

### 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.

rightmove