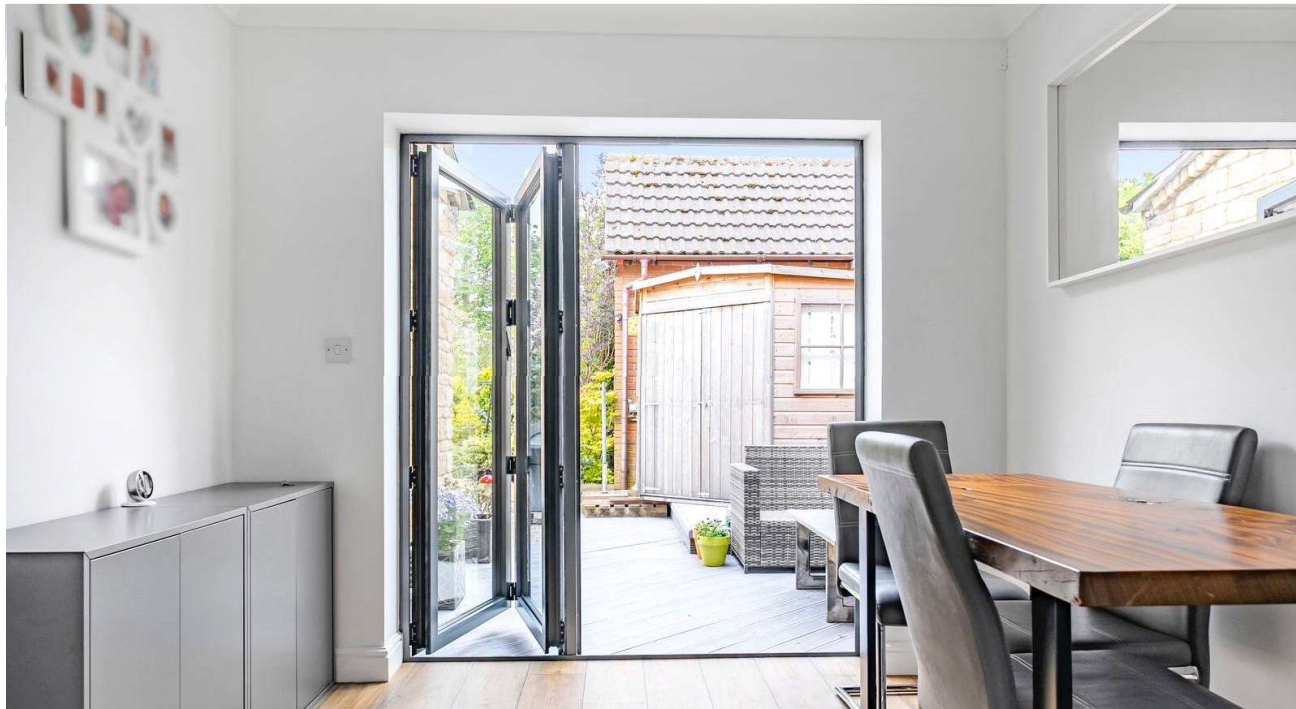


richard  
james



**31 Skewbridge Close, Royal Wootton Bassett, SN4 7DW**

**Offers Over £375,000**



## IN A NUTSHELL



A stunning four bedroom family home fully modernised by the current owners boasting some exquisite features.

- Cloakroom
- Re-fitted Kitchen
- Dining Room
- Living Room
- Re-Fitted Family Bathroom
- Four Bedrooms
- Ensuite Shower Room To Master
- Garage
- Private Garden With Shed

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

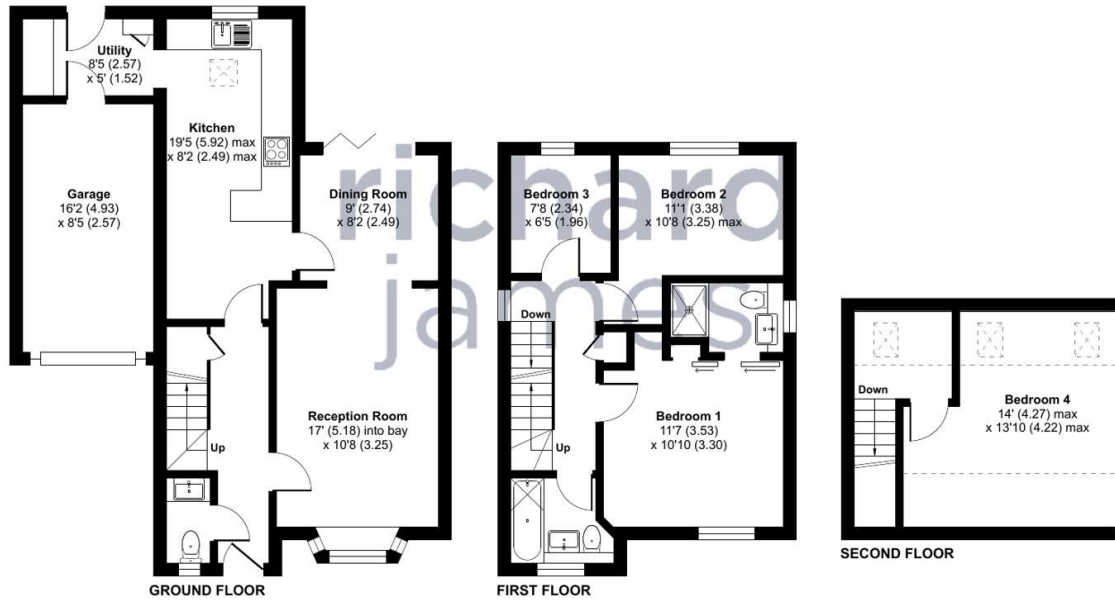




Approximate Area = 1142 sq ft / 106 sq m  
Limited Use Area(s) = 108 sq ft / 10 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 1387 sq ft / 128.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1120424

#### 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

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