



Wood Street, Royal Wootton Bassett, SN4 7BD

guide price **£214,000**

**richard  
james**





freehold energy  
efficiency rating

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An immaculate two bedroom terraced cottage presenting a rare opportunity to live at the heart of the popular and historic market town of Royal Wootton Bassett. Quietly yet conveniently just off the main high street enjoying countryside walks on the doorstep.

Offering charm and flexible living throughout there is a large reception room complete with a red brick fireplace surrounding a log burner, and feature beams, leading to the modern newly fitted kitchen/diner and onto the shower room and WC completing the ground floor.

The first floor has two great sized bedrooms, one double room and one single room with built-in storage space.

The property is close to Royal Wootton Bassett High Street and town centre with excellent travel links and amenities. On street parking subject to availability.

Welcome Home...









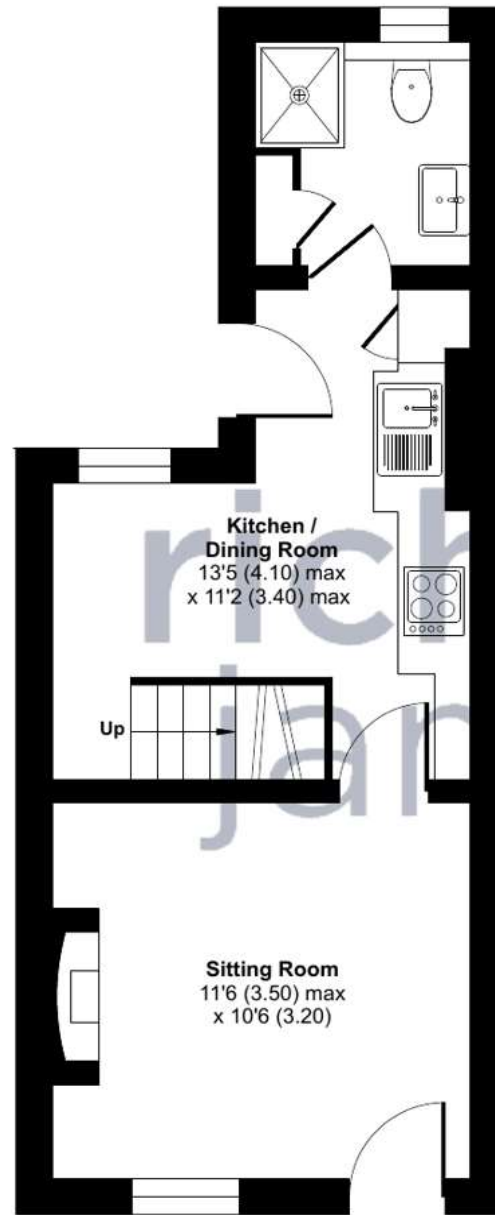




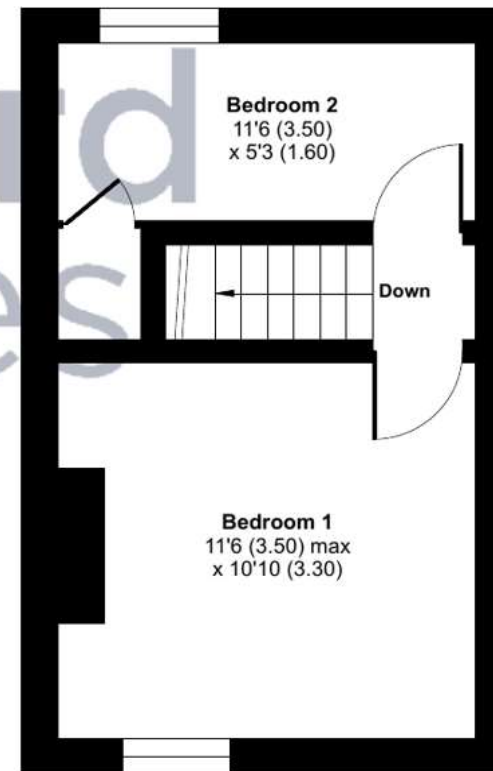


Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Richard James. REF: 1136491

## 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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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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