

richard
james



25 Masefield, Royal Wootton Bassett, SN4 8JS

Offers Over £240,000



IN A NUTSHELL



This is an exquisite property, ready to move into and has the added benefit of a garage and plenty of driveway parking.

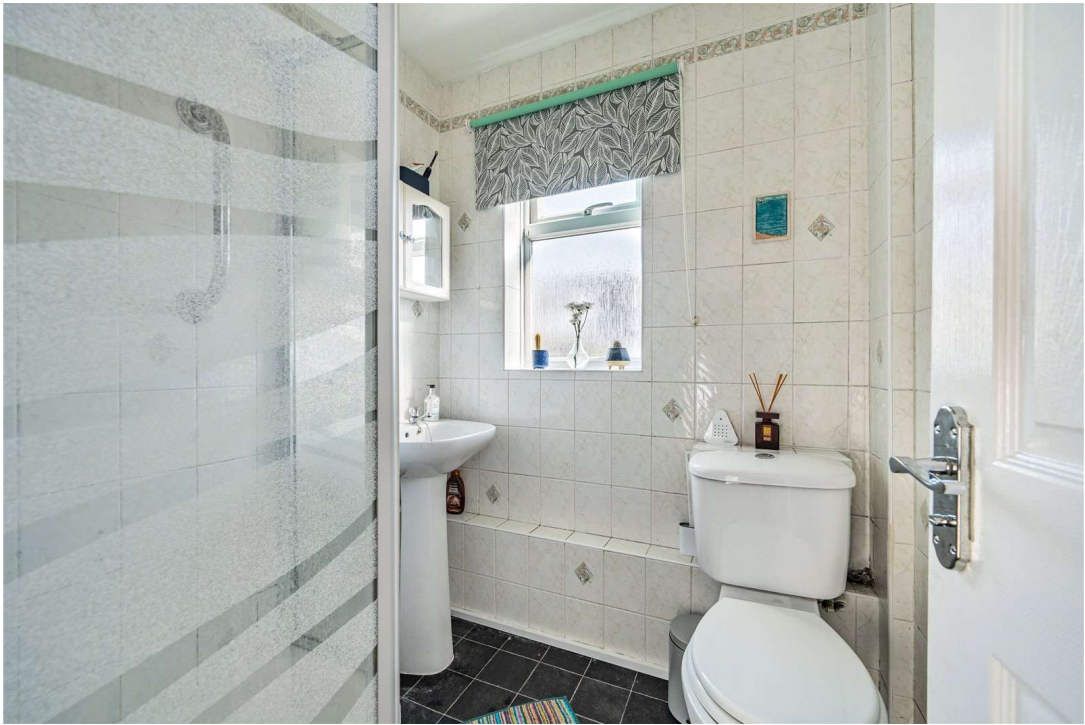
The entrance door leads into a hall with stairs to the first floor and a downstairs shower-room, further to this is a fully equipped kitchen, good-sized living room, and conservatory.

Upstairs you'll find the bright main bedroom which gets plenty of natural light and good sized second bedroom with ensuite bathroom.

Outside, the property has a private enclosed rear garden, parking for numerous vehicles and a garage with up and over door.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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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Approximate Area = 723 sq ft / 67.2 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 883 sq ft / 82 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). © richardjames 2023. Produced for Richard James. REF: 1040212.

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3. All Measurements are approximate.

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