



richard
james

11 Tanners Close, Royal Wootton Bassett, SN4 8AA

Guide Price £240,000



IN A NUTSHELL

 **3**
 **3**
 **2**

A great three-bedroom home with wonderful views of the countryside just minutes' walk away from the town's superb High Street.

The downstairs comprises of an entrance hall, living room, dining room, bright conservatory, fully equipped kitchen, utility area and downstairs shower-room.

Upstairs you'll find three great sized bedrooms and another family bathroom.

There is plenty of space to relax in the garden and the bonus of the far fetching views from the front across the countryside.

Welcome Home...

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



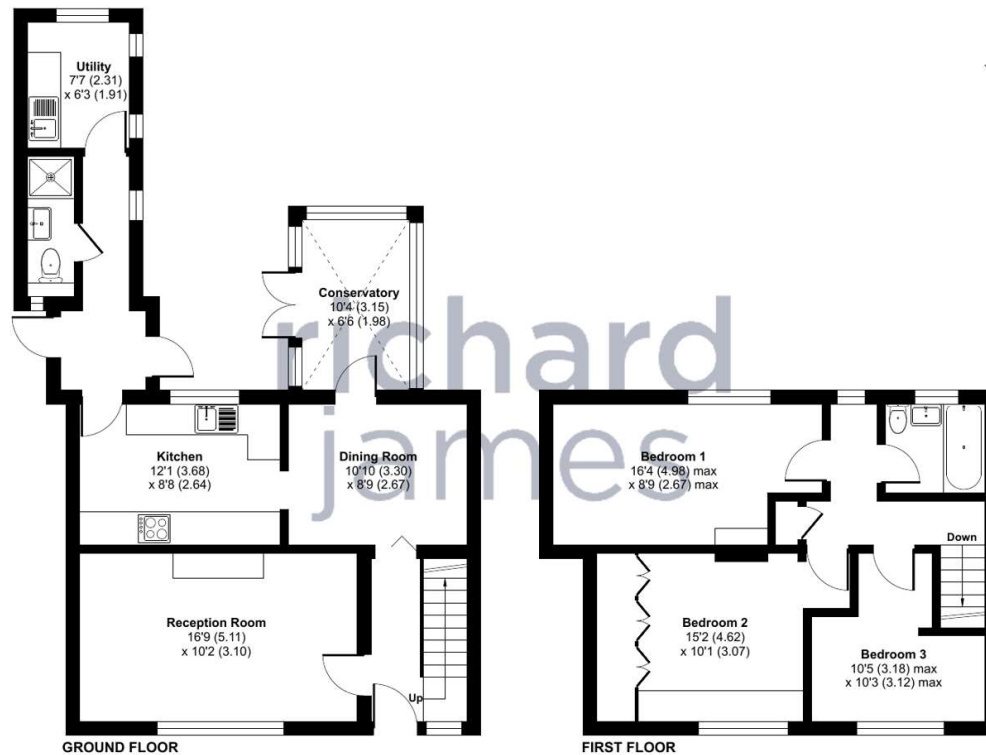
EXCEPTIONAL SERVICE

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

Approximate Area = 1138 sq ft / 105.7 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). © nchecon 2024. Produced for Richard James. REF: 1120623

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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.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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