



Otter Way, Royal Wootton Bassett, SN4 7SH

Asking Price **£325,000**

**richard
james**



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freehold energy
efficiency rating

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An attractive Three Bedroom family home offering superb access to the M4 corridor and Royal Wootton Bassetts excellent local schools and amenities.

Opening the front door reveals the Entrance Hall which in turn leads into the spacious Living Room with box bay window. Double doors then lead through to the Dining Room with a Fitted Kitchen and Cloakroom completing the ground floor.

Upstairs is a light and airy Landing giving access to Three Bedrooms with the Master Bedroom having Fitted Wardrobes and an En Suite Shower Room and a separate Family Bathroom. Gas heating, Driveway, Garage and a superb mature rear garden complete a well rounded package.

A viewing is highly recommended to appreciate the location and potential. Welcome Home.



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.

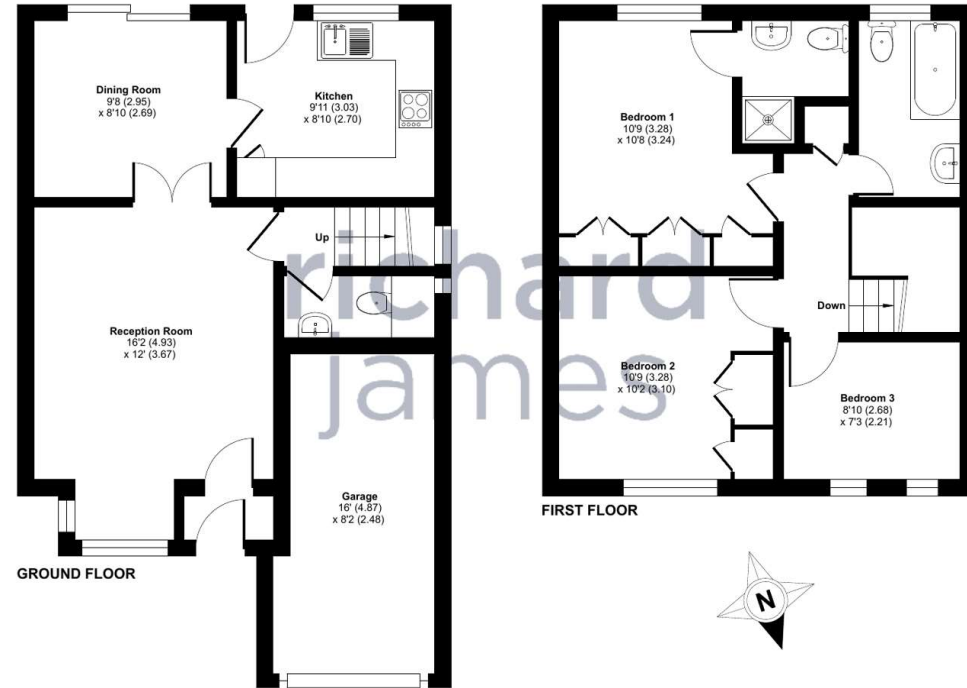
- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

call us for a free
valuation on your
property

rwb@richardjames.uk

High Street | Royal Wootton Bassett | SN4 7AY

Approximate Area = 895 sq ft / 83.1 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1015 sq ft / 94.2 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). © richcom 2024. Produced for Richard James. REF: 1173990

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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.

rightmove