



Otter Way, Royal Wotton Bassett, SN4 7SH

asking price **£350,000**

**richard
james**



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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...







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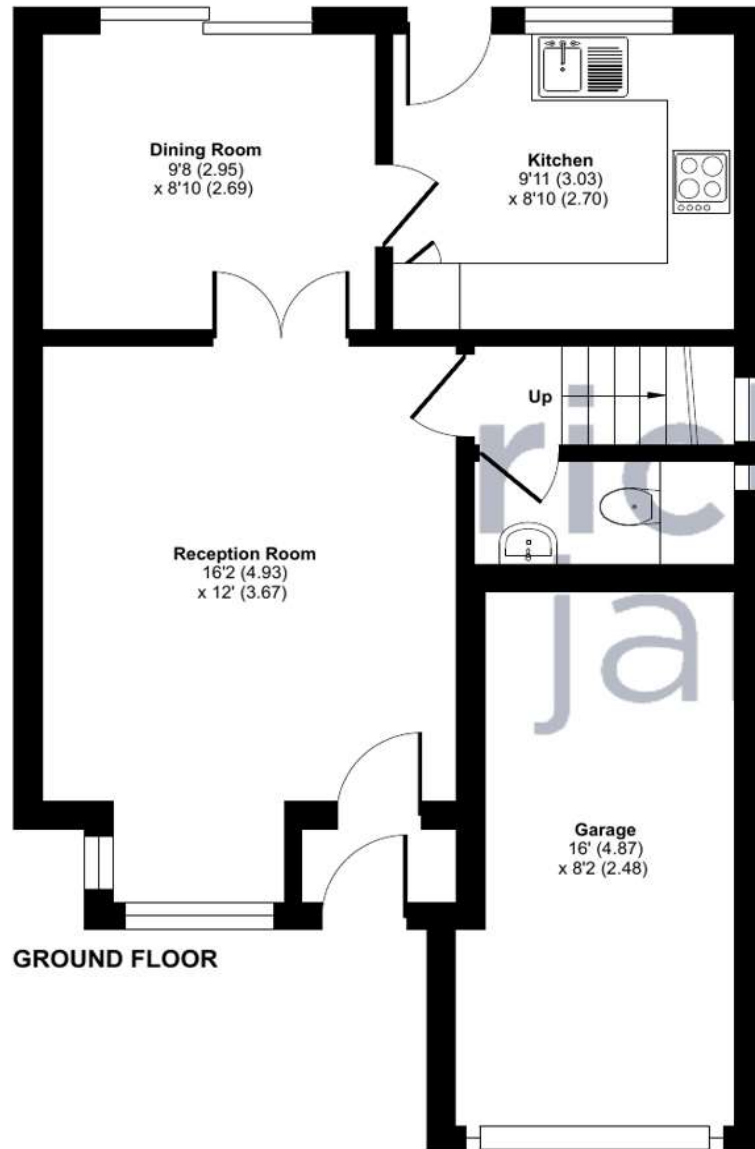
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Approximate Area = 895 sq ft / 83.1 sq m

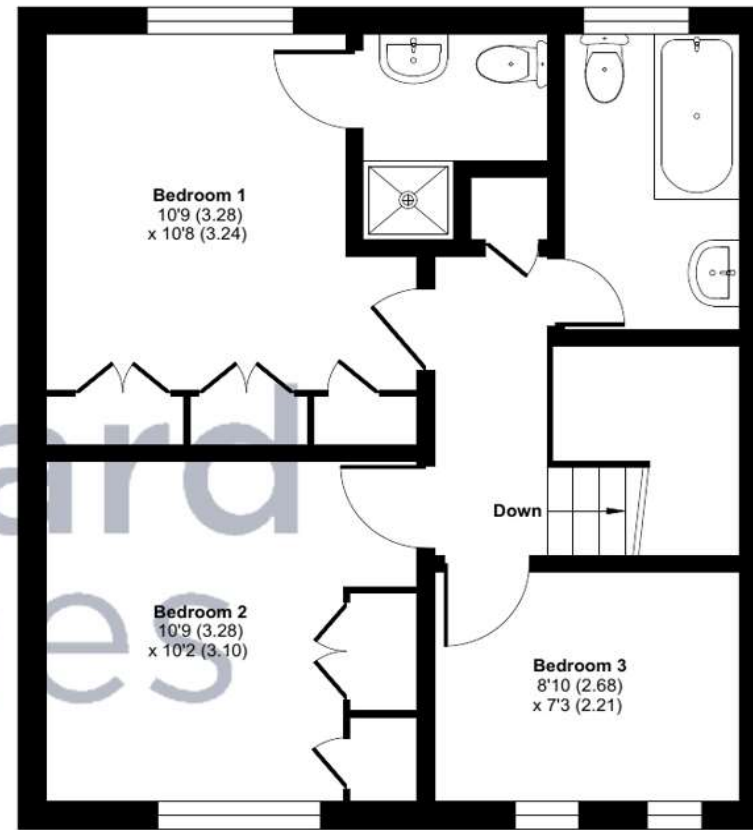
Garage = 120 sq ft / 11.1 sq m

Total = 1015 sq ft / 94.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James. REF: 1173990

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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.


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call us for a free valuation on your property

rwb@richardjames.uk

High Street | Royal Wootton Bassett | SN4 7AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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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