

richard  
james



102 Lime Kiln, Royal Wootton Bassett, SN4 7HQ

Offers in excess of £260,000





## IN A NUTSHELL



A great family home giving you the option of **FOUR BEDROOMS** or **TWO Receptions**.

The ground floor boasts a decent sized living room, separate kitchen/dining room, a rear utility area, downstairs cloakroom, and a bedroom that would be perfect for an elderly relative or teenager or maybe even a big work from home space or gaming room?

Upstairs are three bedrooms a shower room and a further separate toilet. The house has UPVC Double glazing and gas heating.

Shops, schools, DR's and great leisure amenities are all close by and an internal inspection is recommended.

Welcome Home.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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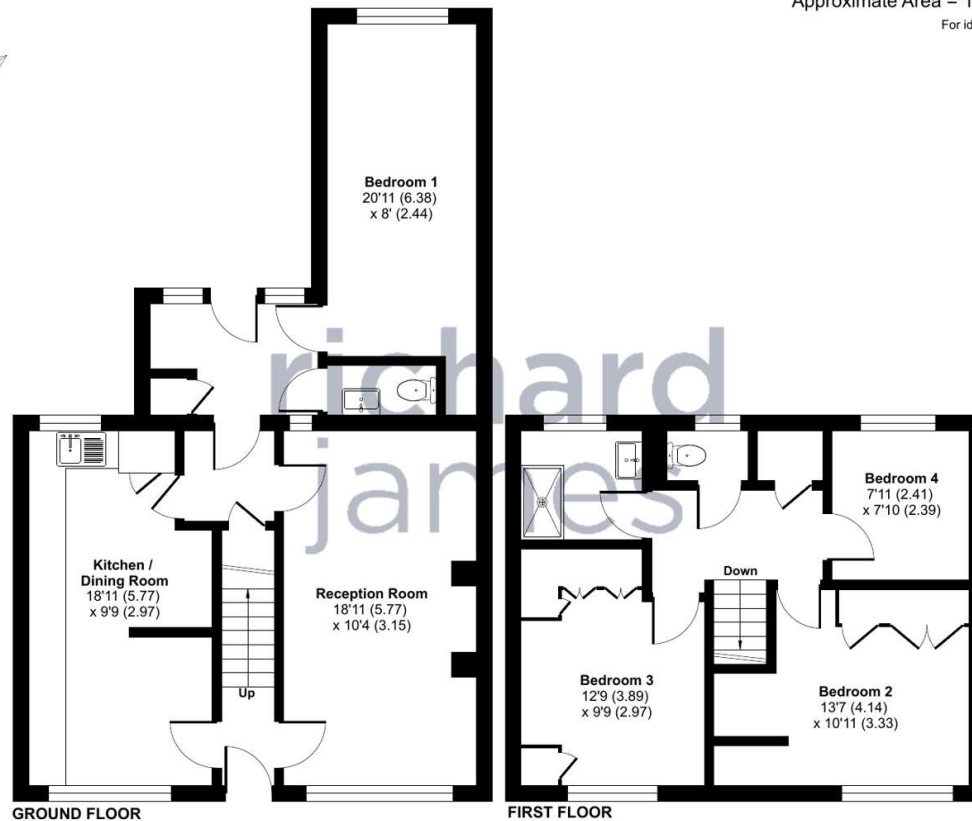
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Find me on [incentivised.com/Daisy Costin](https://www.incentivised.com/Daisy_Costin)

Approximate Area = 1152 sq ft / 107 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: 1167251

### Richard James & their clients give notice that:

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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