



richard  
james

**107 New Road, Royal Wootton Bassett, North Wiltshire, Wiltshire, SN4  
7DJ**  
**Offers Over £350,000**



## IN A NUTSHELL

 **3**
 **2**
 **1**

This delightful and mature terraced townhouse offers a perfect blend of traditional charm and modern comfort, with spacious, well-proportioned living areas that make it an ideal family home. The property is set back from the road with a neat, walled front garden that enhances its curb appeal, while the benefit of off-road parking ensures convenient access.

Upon entering, you are greeted by a warm and inviting sitting room at the front of the house, complete with a charming feature fireplace, perfect for cosy evenings. The heart of the home lies in the modern, open-plan kitchen and dining area, thoughtfully redesigned to offer a seamless flow between spaces. The kitchen itself boasts sleek, contemporary fittings with ample workspace and storage, ideal for family meals or entertaining guests.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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...**

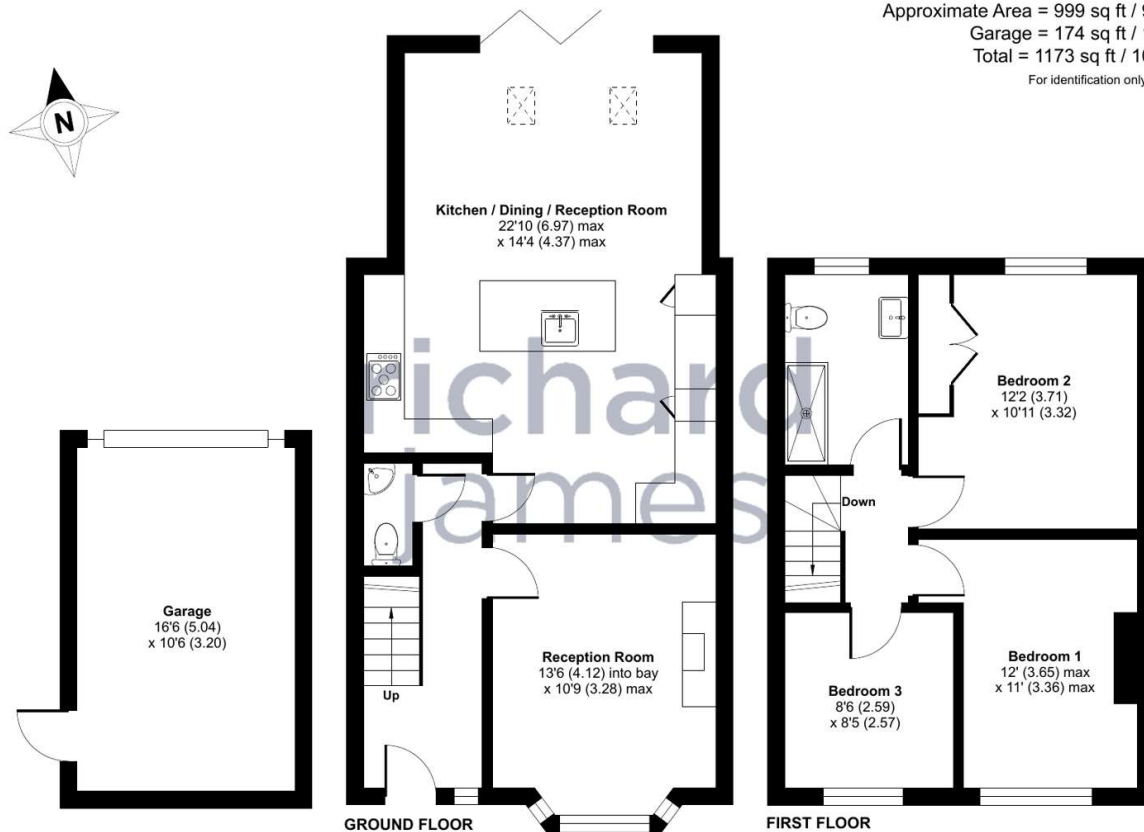
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Find me on [incentivised.com/Molly Tuckwell](https://www.incentivised.com/MollyTuckwell)



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2024. Produced for Richard James. REF: 1187638

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- 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.
- All Measurements are approximate.

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