



Station Road, Royal Wootton Bassett, SN4 7ED

guide price **£339,500**

**richard
james**



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freehold energy
efficiency rating

| D

1500SQFT!!

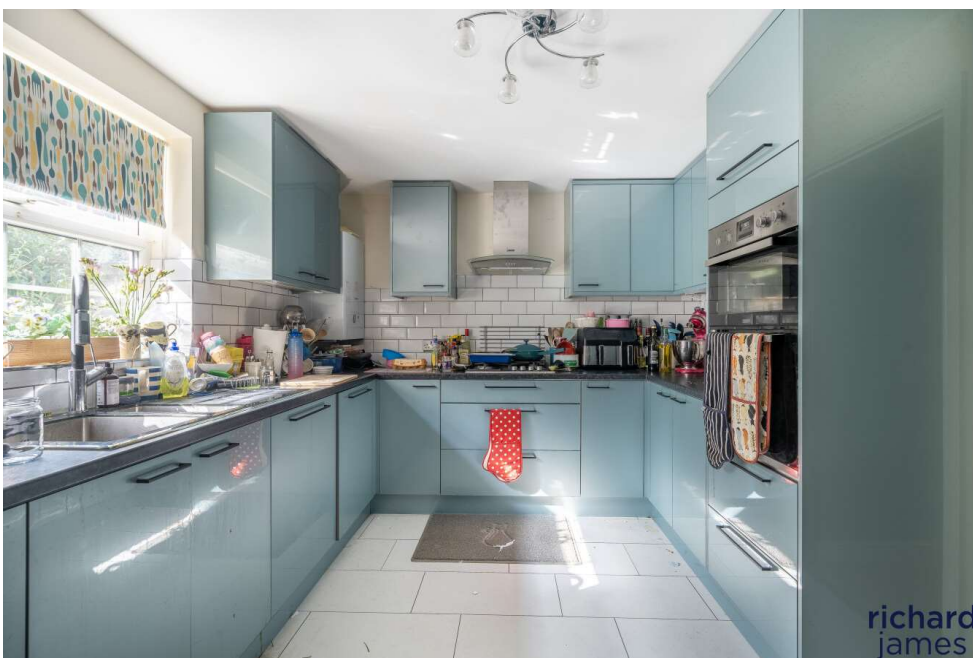
Welcome to this modern three-bedroom semi-detached home, with garage and parking, perfectly located in the heart of Royal Wootton Bassett, just a short stroll from the bustling High Street.

Once the beloved 'Town Local' public house, converted in 2013, this charming property has been thoughtfully transformed into a stylish and spacious residence. The ground floor features a large entrance hall, a convenient cloakroom, a bright living room with a bay window, and a well-appointed kitchen with integrated appliances. The adjoining dining/family room, complete with French doors, opens out to the private rear garden.

Upstairs, you'll find three generously sized bedrooms, including a master with an en suite shower room, and a modern family bathroom.

Outside, the fully enclosed rear garden offers both privacy and access to the single garage and allocated parking space.

Welcome home!



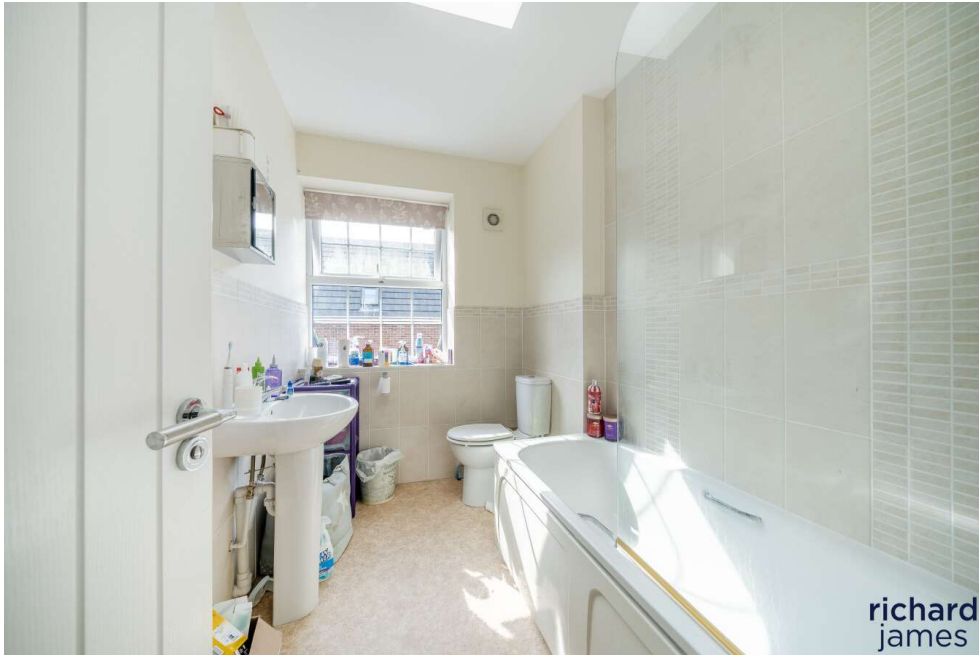




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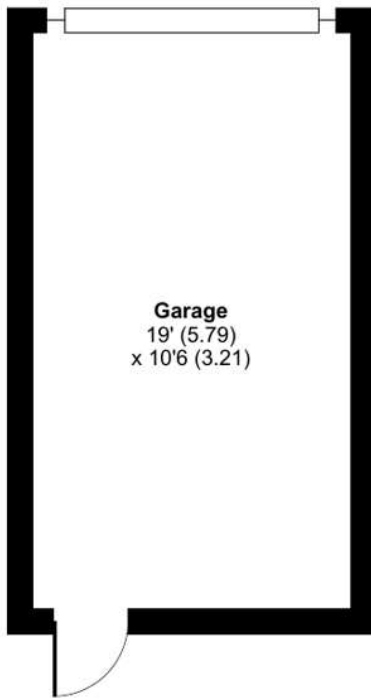
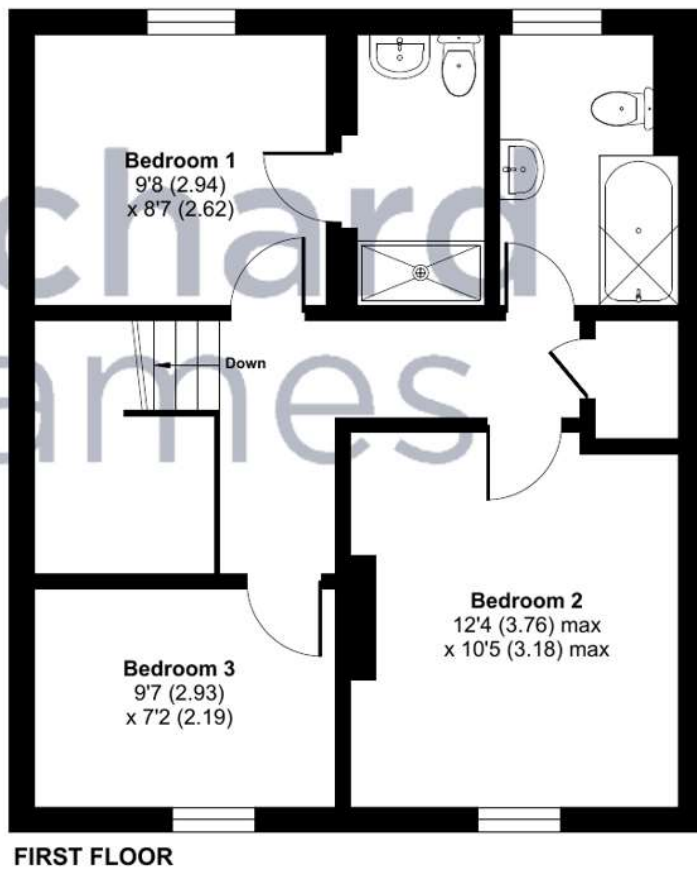
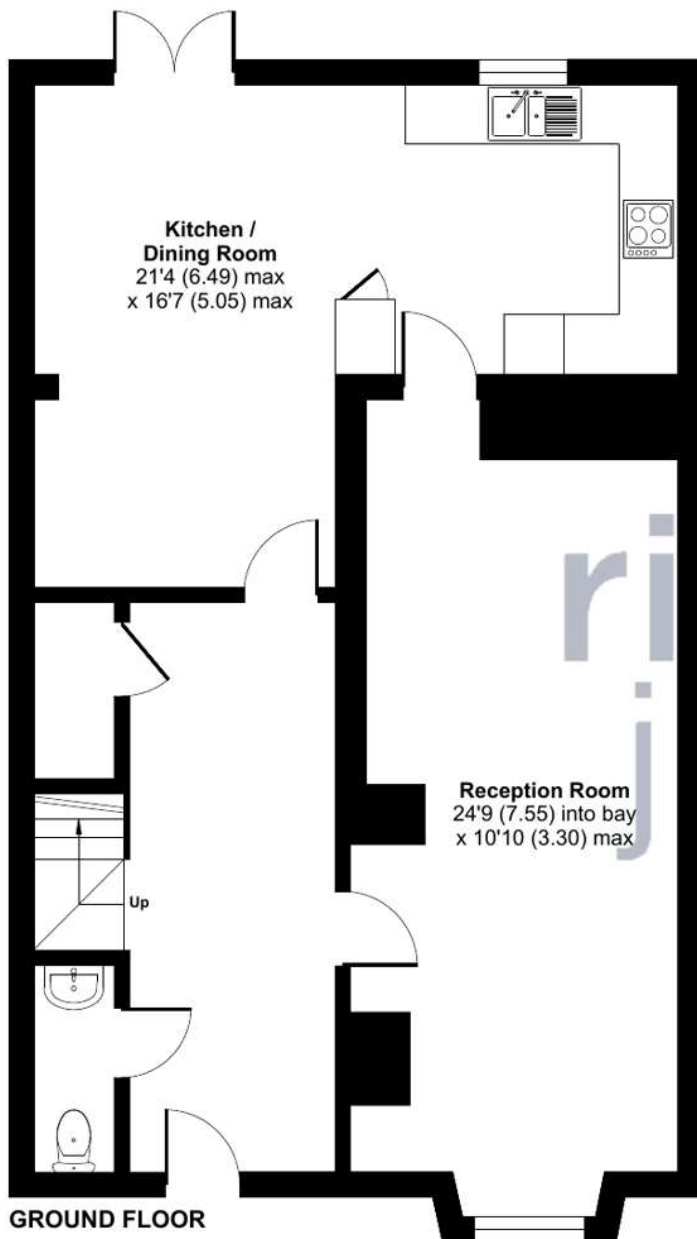


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Approximate Area = 1312 sq ft / 121.8 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1512 sq ft / 140.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Richard James. REF: 1180717

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High Street | Royal Wootton Bassett | SN4 7AY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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