



Dryden Place, Royal Wootton Bassett, SN4 8JP

guide price **£310,000**

**richard
james**



A great property ready for retirement overlooking a green.

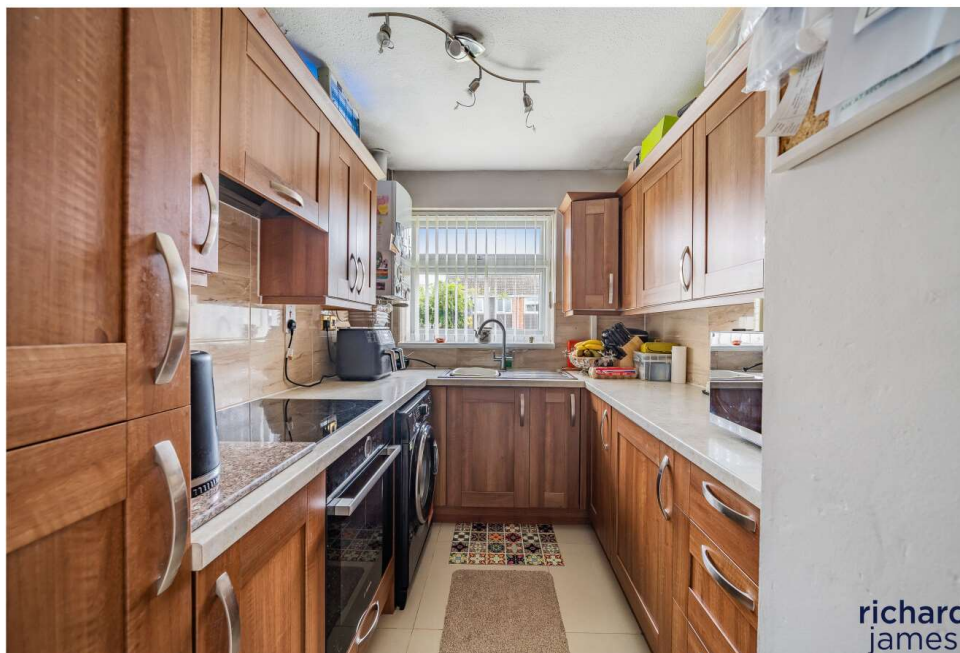
The motivated vendors have already found a property they want to buy. The property boasts an extension to the rear giving extra accommodation whilst still retaining a good sized garden with the handy advantage of a garage as well.

Internally you have a re-fitted kitchen, living room opening into a potential dining area with stairs to the upstairs bedroom. A FURTHER room that again could be a dining or sitting room and an adjacent bedroom, there is also a refitted shower room and a bedroom from the entrance hall. Upstairs the master bedroom is of a good size and needs to be seen.

The front has a pleasant, enclosed garden and a side entrance porch that also leads through to the rear garden. The rear garden has been set up for mainly low maintenance. with gated access to the rear. The garage has a pedestrian door to the side which gives access from the garden. there is also an electric roller door leading to a small driveway area.

A great property ready to be viewed.

Welcome Home...







richard
james





Approximate Area = 988 sq ft / 91.7 sq m
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



exceptional service

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call us for a free valuation on your property

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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		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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