



Beamans Lane, Royal Wootton Bassett, SN4 7BU

Offers Over **£280,000**

**richard
james**



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freehold energy
efficiency rating

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A beautifully presented mid terraced house within walking distance of the High Street. Well cared for by the current owners the property boasts and Entrance Hall, Living Room with log burner and views down the garden, , Open Plan Kitchen/Dining Room, Cloakroom, Landing with Two Bedrooms, Beautiful Four Piece Bathroom, Stairs To Second Floor Master Bedroom with Skylight windows and stunning views. You have gas heating, Sash windows and outside a brilliant garden predominantly laid to lawn for the family to enjoy. to the rear is a private courtyard perfect for small animals.

Royal Wootton Bassett is perfectly placed for the M4 giving easy access to neighbouring cities. Train links are available from neighbouring Swindon to London. The High Street offers shops, amenities and great amenities.

Welcome Home.







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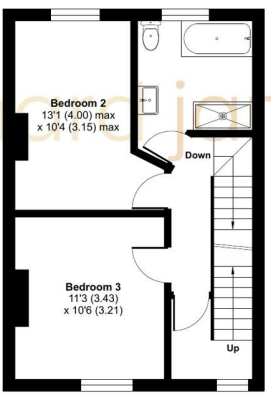


Denotes restricted head height

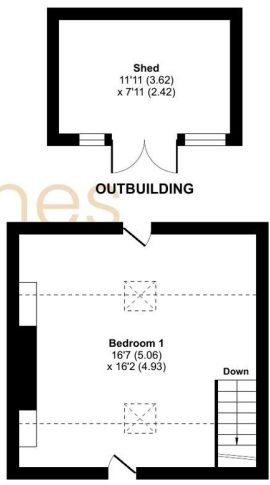
Approximate Area = 1041 sq ft / 96.7 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Outbuilding = 94 sq ft / 8.7 sq m
Total = 1245 sq ft / 115.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1206151

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High Street | Royal Wootton Bassett | SN4 7AY

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3. All Measurements are approximate.

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