



richard
james

2 Kingsley Avenue, Royal Wootton Bassett, SN4 8LF

Guide Price £385,000



IN A NUTSHELL



WALKING DISTANCE TO WOOTTON BASSETT HIGH-STREET!!

This charming detached bungalow, located on a sought-after street in Royal Wootton Bassett, presents an excellent opportunity for those seeking a well-maintained home in a desirable area. With two generous bedrooms and a spacious living/dining room that flows seamlessly into a recently upgraded kitchen, this property is a must-see.

Approaching the bungalow, you'll notice a wide front driveway providing parking for 3-4 vehicles, along with a neatly kept front lawn. There is potential to expand parking further by paving the front garden if desired. A welcoming porch leads to the entrance hall, from which the bright and airy living room can be accessed. The room features an adjoining dining area, creating a perfect space for both relaxation and entertaining. An archway from the living area opens into the modern kitchen, which is equipped with integrated appliances including a fridge/freezer, dishwasher, oven, and a four-ring gas hob.

The living room, with a large window that overlooks the front garden, allows plenty of natural light to flood the space, creating a warm and inviting atmosphere. From here, a rear hallway offers additional storage and space for a washing machine. At the rear of the home, you'll find two well-sized bedrooms, including a master bedroom with built-in wardrobes. A stylish shower room completes the accommodation.

The rear garden is a particular highlight, featuring a selection of seasonal plants and offering a high level of privacy. A summer house is tucked away in the corner, providing a peaceful retreat. The garden is beautifully maintained, creating a tranquil outdoor space to enjoy year-round.

Welcome Home...

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



COMING SOON!!!!

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3. All Measurements are approximate.

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PROPERTY...**

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