

richard
james



70, New Road, Royal Wootton Bassett

SN4 7DQ

Guide Price
£295,000





New Road

Royal Wootton Bassett

Freehold | EPC Rating - C

 2  1  1

A stunning, fully modernised and significantly improved two-bedroom family home, offering generous rear gardens, driveway parking, and sold with NO ONWARD CHAIN - truly turn-key ready.

The property welcomes you with an inviting entrance hall leading into a bright and spacious living room. To the rear, you'll find a stylish open-plan kitchen/dining area, fitted with modern units and integrated appliances, creating the perfect space for both everyday living and entertaining. This area flows seamlessly into a useful utility room, complete with a downstairs cloakroom, and provides direct access to the impressive rear garden.

Upstairs, the first floor offers two well-proportioned double bedrooms along with a beautifully refitted bathroom featuring a contemporary four-piece suite.

Externally, the front of the property benefits from a smart block-paved and tarmacadam driveway, providing off-road parking for two vehicles. Gated side access leads to a generous rear garden, predominantly laid to lawn, offering excellent outdoor space for families and entertaining alike.



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Living Room





Ideally positioned, the home is within easy reach of the excellent primary and secondary schooling that Royal Wootton Bassett is known for, as well as a range of shops, cafés, and everyday amenities. The town itself offers a strong sense of community, convenient transport links to nearby centres such as Swindon, and easy access to the M4 corridor, making it perfect for commuters. This is a fantastic opportunity to acquire a beautifully presented home in a highly desirable location—ready to move straight into. Welcome home.

Family
Bathroom





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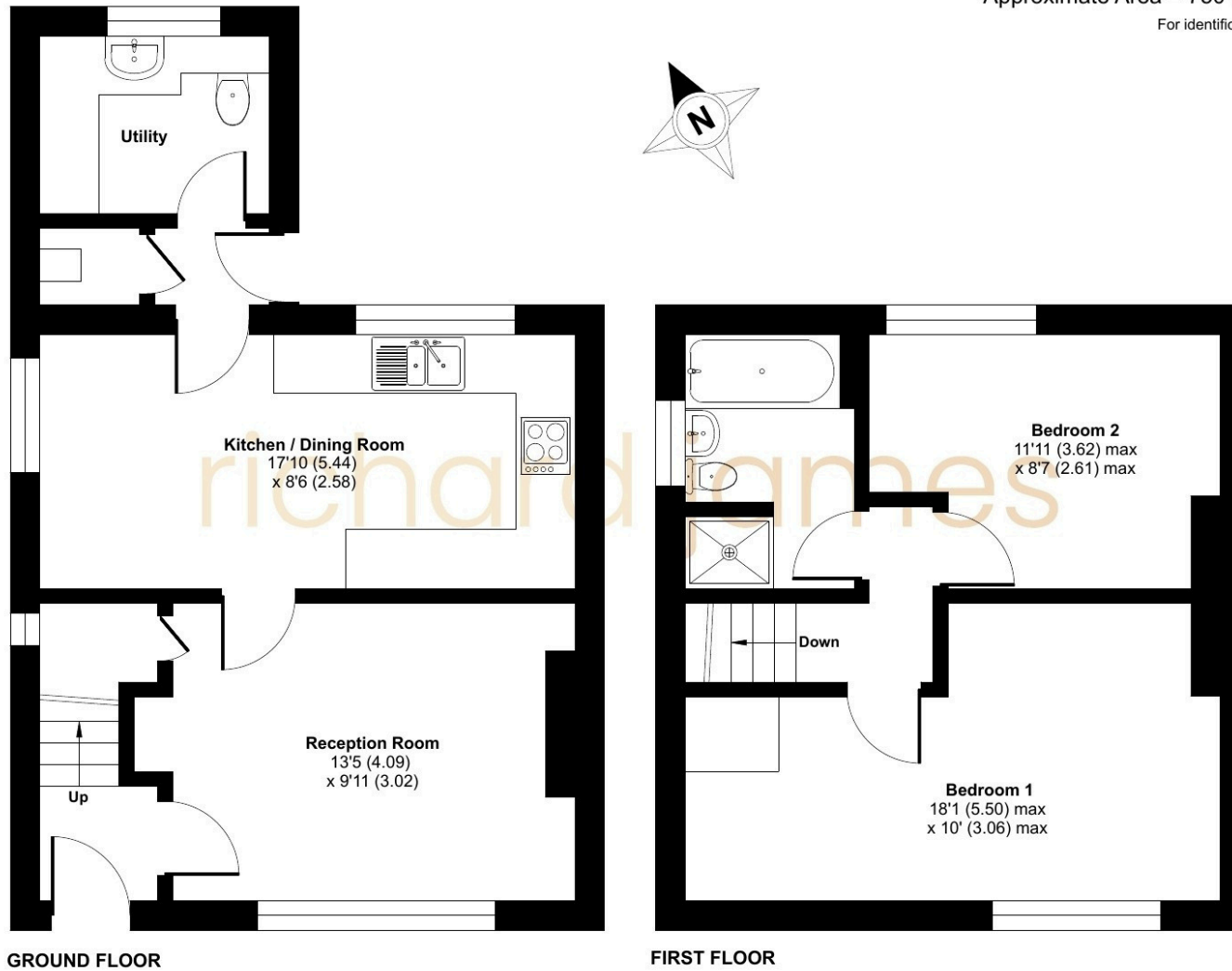
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NO CHAIN



Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Richard James. REF: 1430978

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