

richard
james



18, Dryden Place

Royal Wootton Bassett, SN4 8JP

Guide Price
£175,000



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Dryden Place

Royal Wootton Bassett

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A well-presented one-bedroom ground floor flat with its own private rear garden, which is rare to find. It comes with a long lease and a share of the freehold, and there's no ground rent or service charge to pay. The flat looks out over an open green to the front and has allocated parking to the rear.

You go in through a glazed entrance porch to the front door into hallway, which has useful storage cupboards. The living and dining room is a good size at 16'8 x 13' and has attractive parquet flooring and a feature fireplace. There's plenty of space for a sofa, a dining table or a home office. Sliding patio doors open into the conservatory, which is a bright, comfortable spot to sit all year round, and from there a French door lead straight out to the garden.

The fitted galley kitchen has a range of wall and base units with worktops over, a stainless steel sink and drainer, and space for a cooker, a fridge freezer, dishwasher and washing machine. The double bedroom faces the front of the property, looking over the green, and has built-in wardrobes. The tiled shower room has a shower cubicle, a pedestal wash basin and a WC.



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Living Room



Outside, the private rear garden is fully enclosed and laid to patio, so it needs very little looking after. There's room for outdoor dining and for pots and planters, side access and an allocated parking space to the rear. There's also a store for extra storage.

The flat offers 568 sq ft of accommodation. It would suit first-time buyers, downsizers or investors, and with a share of the freehold and no ground rent or service charge, it's a very cost-effective home to run.

Welcome Home...



Private
Garden



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Allocated
Parking

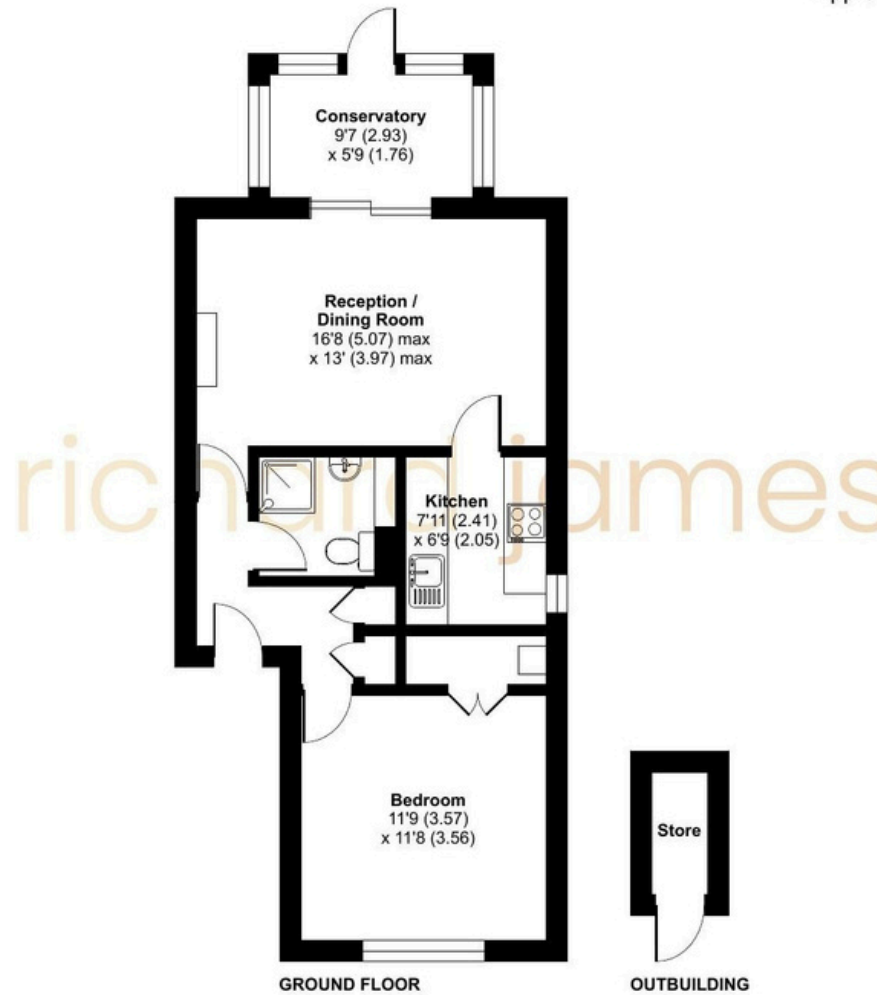


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Floorplan



Approximate Area = 568 sq ft / 52.7 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 583 sq ft / 54.1 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). © nitchecom 2026. Produced for Richard James. REF: 1535696

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