



alan
hawkins

High Street, Royal Wootton Bassett, SN4 7AU

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



alan
lowndes

- Victorian Town House
- Garage + Parking
- Two receptions
- Brand New Boiler (2024)
- Viewing Recommended
- Three Bedrooms
- Lovely Rear garden
- Kitchen/Breakfast Room
- No Onward Chain

115 High Street Royal Wootton Bassett, SN4 7AU

Offers over £250,000

A exciting 3 bedroom Victorian town house with the very rare feature of a GARAGE & PARKING to the rear available chain free. Internally the property enjoys an entrance hallway leading into the sitting room, a separate dining room and a good sized kitchen/breakfast room overlooking the rear garden. Upstairs you will find three good sized bedrooms and a spacious family shower room. Outside to the rear is a lovely enclosed garden leading to oversized garage and driveway for two vehicles accessed from the rear via a private lane. Further benefits include sash windows, wonderfully high ceilings and the benefit of a brand new boiler feeding the radiator central heating.

This is an amazing location being right on the High Street providing wonderful access to all the towns amenities and makes this one a must view to be appreciated. Call Alan Hawkins today to arrange a viewing.

NB * Cash Purchasers only due neighbouring commercial premises *



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band D For year 2023/24 = £2290.91

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

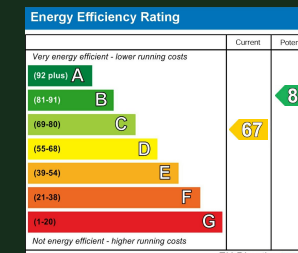
Tenure

Freehold

Services

Mains Gas: Mains Drainage :Mains Electric.
Internet Speeds: Ultra High Speed available (up to 1000 mbps - source BT.com)

Energy Efficiency Rating (England & Wales)











HOUSE 906 SQ.FT. GARAGE 302 SQ.FT.

TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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26/26a High Street,
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