



alan
hawkins

High Street, Royal Wootton Bassett, SN4 7AU

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- 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

Guide price £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.



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

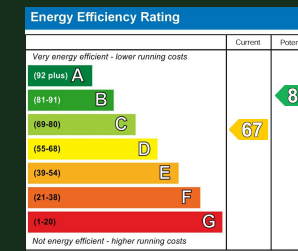
Freehold

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)











Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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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