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Wood Street, Royal Wootton Bassett, SN4 7BD

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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- End Of Terrace Cottage
- Living Room With Feature Fireplace
- Rear Lobby/Study Area
- One Dual Aspect Double Bedroom
- Boarded Loft Space

- Beautifully Updated & Renovated
- Kitchen With Range Oven
- Stunning First Floor Bathroom
- Side Gated Access To Rear
- No Onward Chain

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# 43 Wood Street Royal Wootton Bassett, SN4 7BD

£210,000

A delightful and beautifully updated one bedroom end of terrace cottage situated on a desirable lane in a conservation area of Royal Wootton Bassett positioned quietly yet conveniently just off the main high street enjoying countryside walks on the doorstep.

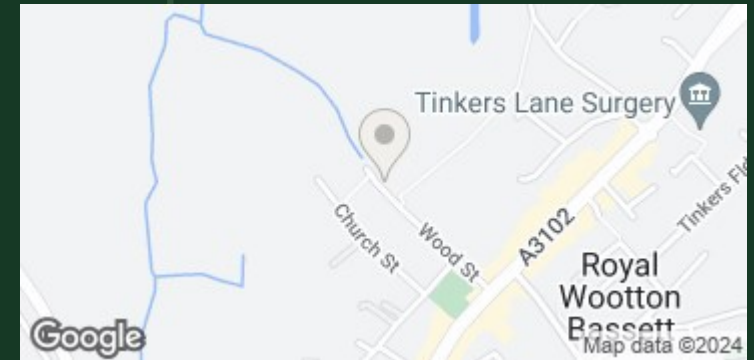
This wonderful cottage, believed to date back to the late 19th century provides a lounge with feature red brick fireplace & log burning stove, a large opening through to a kitchen complete with gas fed range oven included and under stair space for utilities and a useful rear lobby addition ideal as a home office space with double doors opening to the rear courtyard.

To the first floor is a landing giving access to a light and dual aspect bedroom to the front, a fold down loft ladder to a fully boarded & plastered loft room, and a stunning and tastefully

updated bathroom (formally a bedroom).

Outside is a courtyard garden enclosed by attractive stone walling complete with a side gated access and a brick built storage shed/bin store. Further attributes includes gas central heating via a combi boiler (installed 2020) uPVC double glazing and the benefit of on road parking or nearby car park parking (subject to a annual fee) just yards away.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

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


## Council Tax: Wiltshire Council

Tax Band B For year 2023/24 = £1,781.82  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

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









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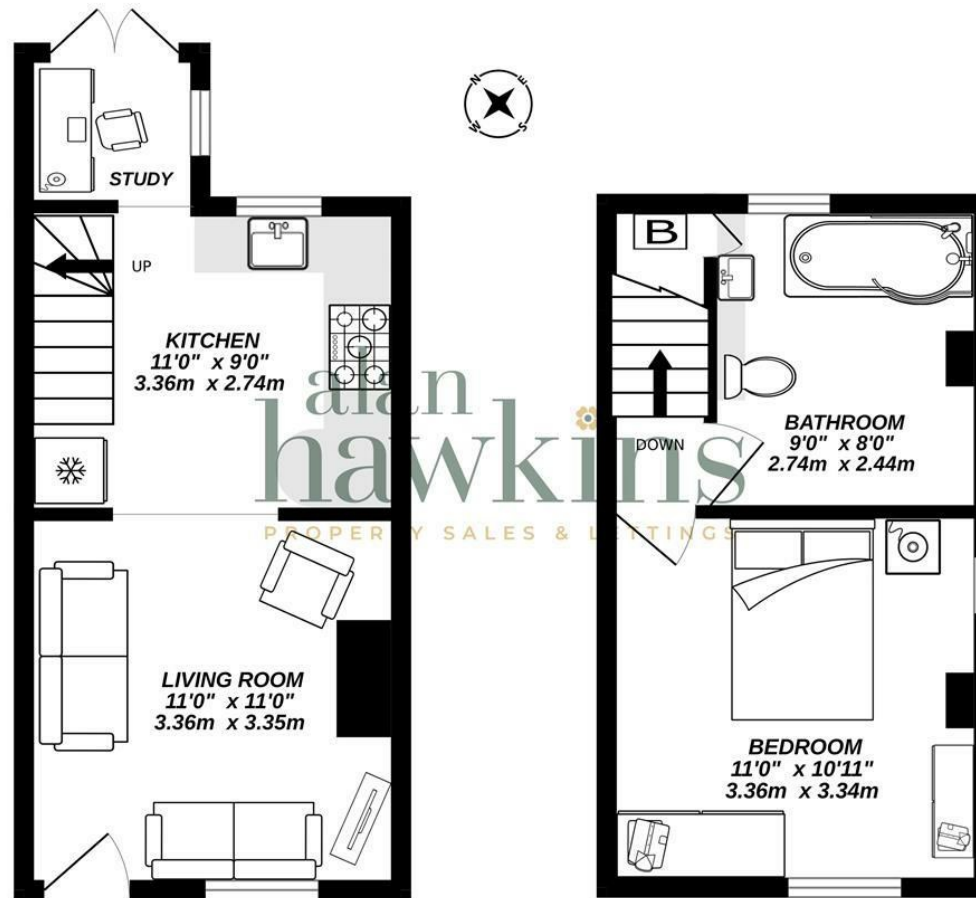






GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.

1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.3 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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**Alan Hawkins**

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

