



alan  
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Longleaze, Royal Wootton Bassett, SN4 8AX

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

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PROPERTY SALES & LETTINGS



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- No Onward Chain
- Rear Extension
- South/West Facing Rear Garden
- Two Bath/Shower Rooms
- Desirable Location
- Two Double Bedroom Detached Bungalow
- Detached Double Garage
- Conservatory
- Kitchen/Breakfast Room
- Yards From High Street

# 10 Longleaze Royal Wootton Bassett, SN4 8AX

£450,000

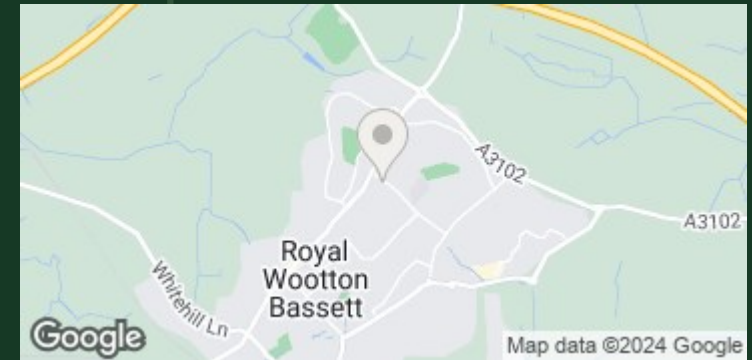
A desirable two double bedroom DETACHED BUNGALOW with DETACHED DOUBLE GARAGE, kitchen/breakfast room, conservatory, bathroom & 2nd shower room and a generous South/West facing rear garden ideally situated in a favourable location just yards from the towns High Street.

For sale with NO ONWARD CHAIN, the property internally offers a spacious entrance hallway, two double bedrooms to the left both benefiting fitted wardrobes, bathroom, 19'8 living room with patio doors to the rear garden and door into a conservatory. The home also offers a separate dining room which could easily be converted into a third bedroom, kitchen/breakfast room, utility room and shower room.

Externally, the home offers driveway way parking with garden to the front, side and rear gated access to a generous SOUTH-WEST facing rear garden with the benefit of additional parking to the rear in front of a DETACHED DOUBLE GARAGE complete with power & lighting.

A wonderful opportunity to purchase a detached bungalow on the door step of the towns High Street.

Fore more information or to request 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 D For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

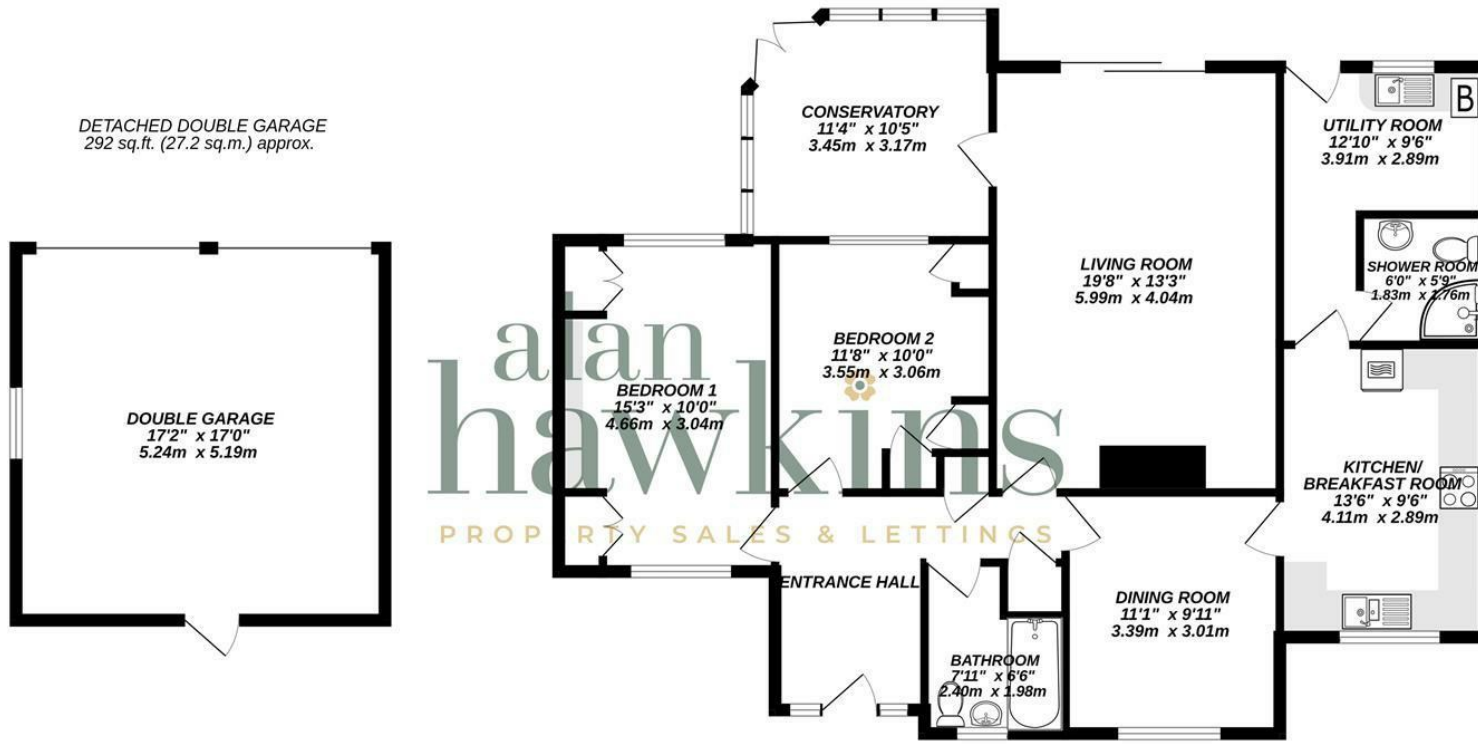
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 







GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



EXCL GARAGE

TOTAL FLOOR AREA : 1132sq.ft. (105.2 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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