



alan  
hawkins

Byron Avenue, Royal Wootton Bassett SN4 8HA

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

alan  
hawkins  
PROPERTY SALES & LETTINGS





- Semi-Detached Bungalow
- Garage + Parking
- Well Constructed with Solid Internal Walls
- Night Storage Heating
- Head of Cul-De-Sac Location
- Close to Local Convenience Store
- No Onward Chain
- Early Viewing recommended.



# 60 Byron Avenue Royal Wootton Bassett

## Royal Wootton Bassett, SN4 8HA

**Guide price**  
**£240,000**

Situated at the head of a cul-de-sac location in the popular 'Poets' development in this 2 bedroom semi-detached bungalow well constructed with SOLID INTERNAL WALLS. Offered with NO ONWARD CHAIN this particular property also benefits from a garage with a parking apron to the front. Internally the property offers an entrance hall, kitchen, lounge, bathroom and two double bedrooms.

Further attributes include uPVC double glazing and electric heating via a range of Night Storage Heaters running on Economy 7. Outside to the front is a garden laid to lawn with side access leading to the enclosed rear

garden. All-in-all a realistically priced property with scope for enhancement. Call Alan Hawkins Property Sales on 01793 840222.



### Viewings

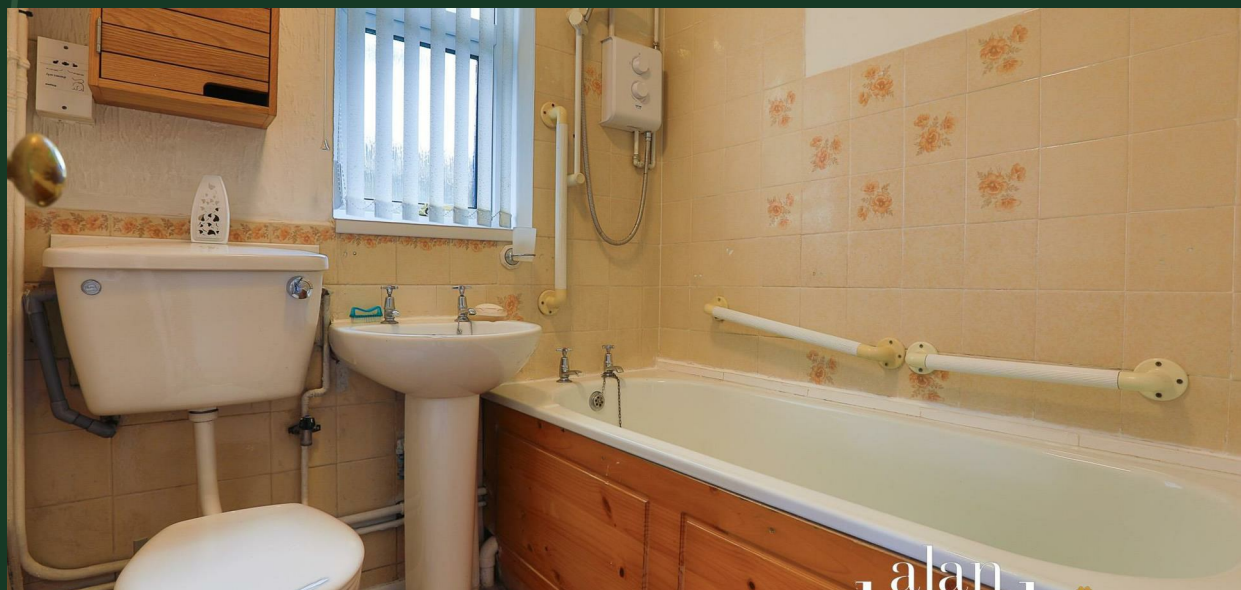
By appointment through Alan Hawkins  
Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2,144.02  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

### Management Fee

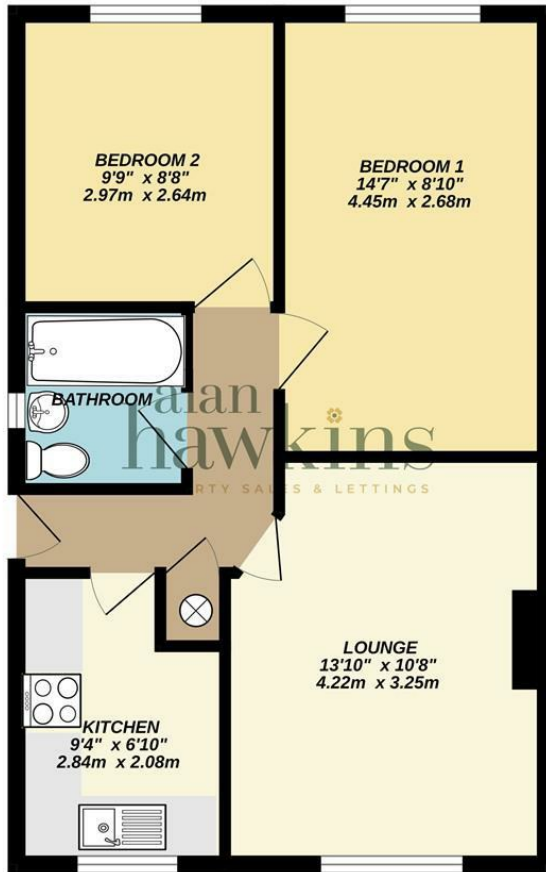
N/A



### Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.3 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.  
Made with Metropix ©2024

