



Middle Ground, Royal Wootton Bassett, SN4 8LJ

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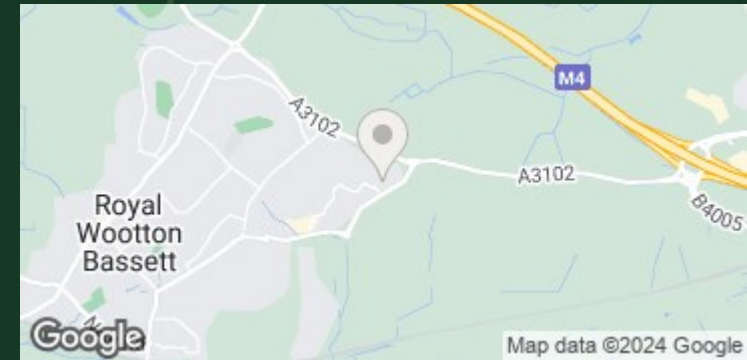
- Three Bedroom Semi-Detached House
- Beautiful Modern Sun Lounge (2022)
- Lounge with Gas Flame Fire
- uPVC Double Glazing
- Garage + Parking
- Kitchen/Diner
- 50ft Rear Garden
- Viewing Recommended

46 Middle Ground Royal Wootton Bassett, SN4 8LJ

£300,000

A charming extended 3 bedroom semi-detached house located in the popular and delightful area of Woodshaw, Royal Wootton Bassett providing easy access to the M4 J16 and local amenities including the main bus Route to neighbouring towns of Swindon and Chippenham. This particular property, built c1987, boasts an entrance hall with storage leading in the spacious lounge with a feature box bay window and attractive fireplace with a gas flame fire. Double doors lead into a kitchen dining room with a range of kitchen units incorporating an oven/hob and integrated slim line dishwasher. Glazed double doors lead to the delightful garden room to the rear with features a pitched insulated room with feature sky lights, To the first floor are three good bedrooms and bathroom with airing cupboard/storage over the stairs. Outside to the front is a pretty garden with

driveway leading to the attached garage with side gated access leading to the rear garden which measures 50ft at its max and is well stocked with various shrubs and laid mainly to gravel. Further attributes include gas radiator central heating (boiler serviced annually) and uPVC double glazing. All-in-all a delightful home that is sure to please. 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 2023/24 = £2144.02

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

Tenure

Freehold

Management Fee

Services:

Mains Gas

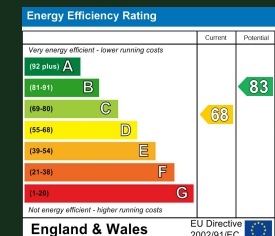
Mains Electric

Mains Drainage

Internet Speeds: upto 1000 mbps (ofcom)

Flood Risk (Zero (Environment Agency))

Energy Efficiency Rating (England & Wales)

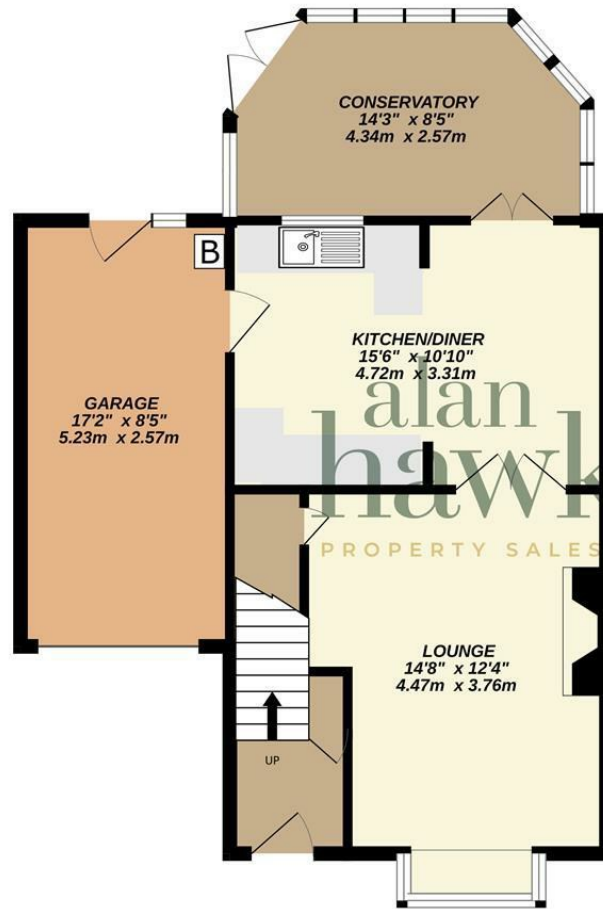




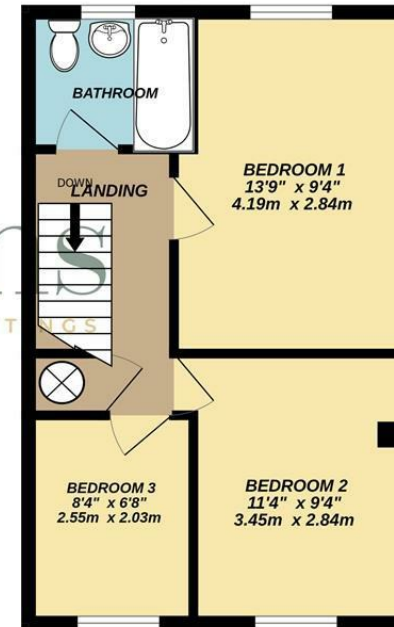




GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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