



**Betjeman Avenue,  
Royal Wootton Bassett, SN4 8JY**

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

**alan  
hawkins**  
PROPERTY SALES & LETTINGS





- No Onward Chain
- Modern Kitchen
- Modern Bathroom
- Parking To Rear
- Modern Gas Combi Boiler

- 2 Bedroom Terrace House
- Lounge/Diner
- Enclosed Rear Garden
- uPVC Double Glazing
- Close To Schools

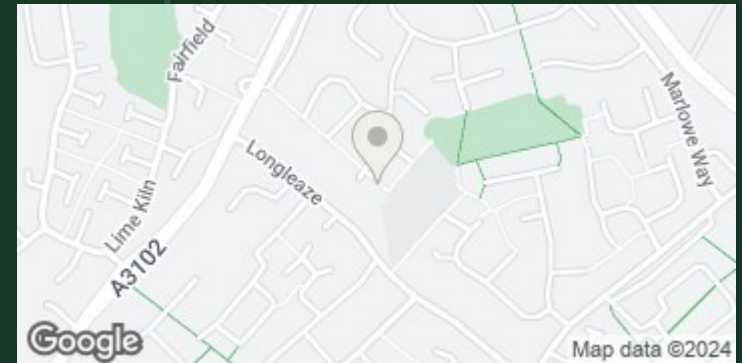
# 58 Betjeman Avenue Royal Wootton Bassett, SN4 8JY

£210,000

Offered with 'no onward chain' and vacant possession is this 2 bedroom middle terraced house situated in an established cul-de-sac location close to local amenities and schools within the market town of Royal Wootton Bassett.

The property enjoys and fully enclosed rear garden with rear gated access and allocated parking behind, an entrance hallway to the front with stairs to the first floor landing, modern kitchen,

lounge/diner with door to the rear garden, two bedrooms to the first floor and a modern bathroom. Heating is by way of gas radiator central heating and the property also benefits from uPVC Double Glazing. This is an ideal First Time Purchase or addition to any portfolio. To arrange a viewing or further information, contact 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 B For year 2023/24 = £1876.03**  
For information on tax banding and rates,  
please call Wiltshire Council



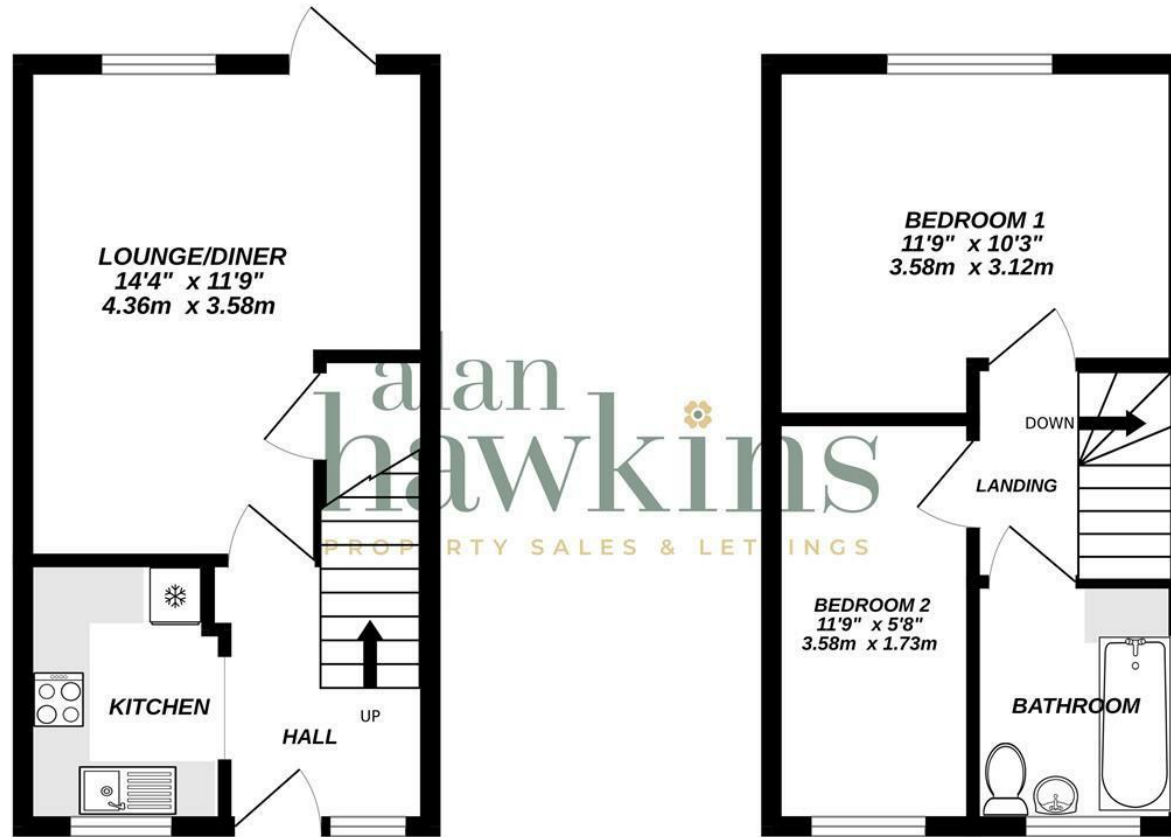
## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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	



GROUND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.

1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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