



alan
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Meadow Close, Royal Wootton Bassett, SN4 7JL

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



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PROPERTY

- No Onward Chain
- Integral Garage
- Enclosed Rear Garden
- uPVC Double Glazing
- Three Bedroom Terrace House
- Driveway Parking
- Close To High Street
- Gas Combination Boiler



6 Meadow Close Royal Wootton Bassett, SN4 7JL

£230,000

For sale with NO ONWARD CHAIN is this attractively priced three bedroom middle terrace house with integral garage and driveway parking ideally situated within a short level walk of Royal Wootton Bassett High Street and local schools as well as nearby walks around the Jubilee Lake.

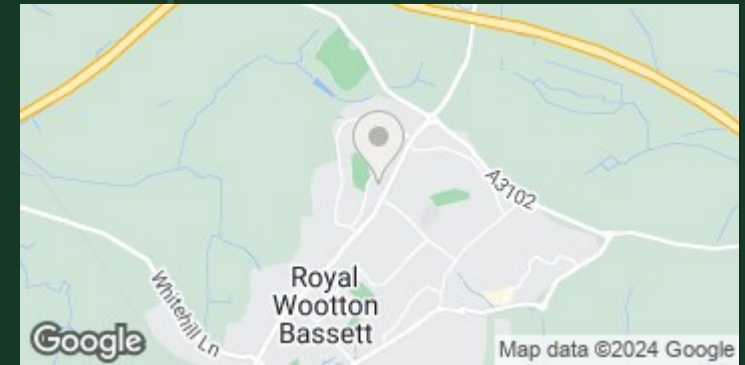
The internal layout of this accommodation include a front entrance hallway with stairs to the first floor landing, lounge/diner and a kitchen with door to the rear garden as well as a door into the integral garage which provides potential to convert into additional living accommodation subject to the

necessary planning permissions and building regulations. Up stairs and to the first floor are three good size bedrooms and a bathroom.

There is a fully enclosed rear garden laid to lawn and driveway parking to the front.

The property benefits from mains gas, mains electric, mains water & mains drainage with Gigafast broadband available from Sky with an average speed of 900M/bs.

For more information or to arrange a viewing, contact our friendly sales office today.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2024/25 = £1876.03
For information on tax banding and rates,
please call Wiltshire Council

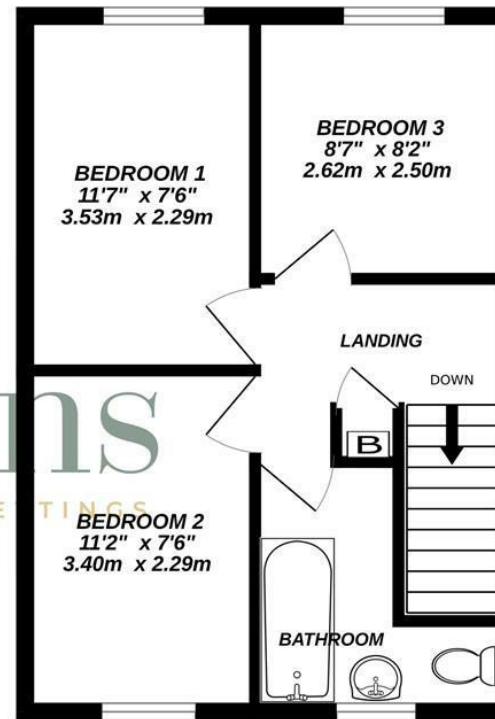
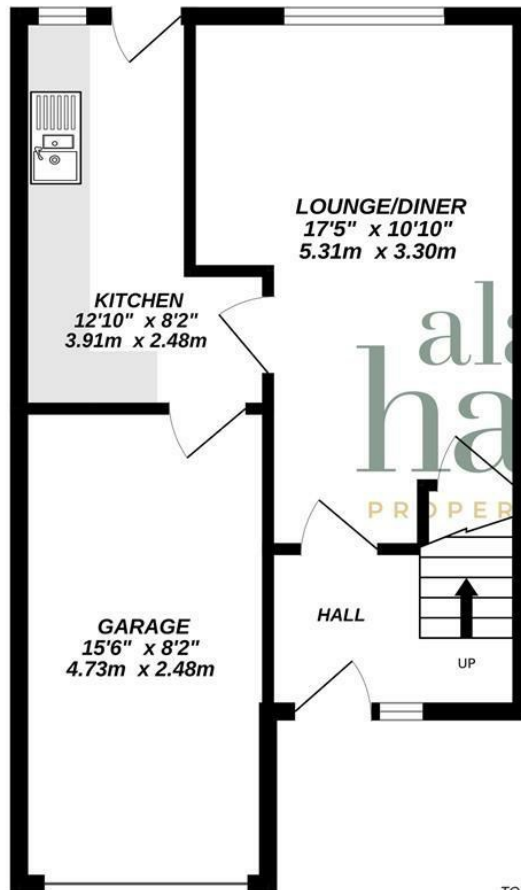


Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(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	

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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