



alan  
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Shakespeare Road, Royal Wootton Bassett, SN4 8HF

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

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PROPERTY SALES & LETTINGS



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howling

- Extended Three Bedroom Semi-Detached
- 2 Bathrooms
- Close to Local Amenities
- uPVC Double Glazing
- Garage + Parking
- Facing onto Permanent Green
- Rear garden with Southerly Aspect
- Gas Radiator Central Heating

# 63 Shakespeare Road R.Wootton Bassett, SN4 8HF

**£299,999**

An extended three bedroom semi detached property offering spacious accommodation in the popular Shakespeare Road area in what is know as the 'Poets' development facing onto 'Poets Fields'. The property is well located for both, junior and secondary schools, local amenities and all within walking distance. The property has been greatly extended with a double storey extension to the rear and side giving the property ample space. Internally the accommodation comprises porch/hallway entrance giving access to both front and rear of property, ground floor shower room, kitchen and spacious sitting/dining room with electric fire and patio doors out to the rear garden. To the first floor there are three generous bedrooms with an en-suite bathroom to bedroom 1. Externally there are pleasant gardens to both front and rear with parking and garage to the rear. Further benefits of the property, double glazing and gas fired central heating.

To arrange a viewing, 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 C For year 2024/25 = £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:

Gas: Mains

Electric: Mains

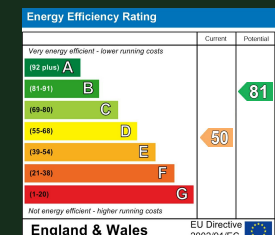
Waste: Mains

Water: Mains

Flood Risk: None - (Environmental Agency)

Internet Speeds: Upto 1000 mbps (Ofcom)

## Energy Efficiency Rating (England & Wales)

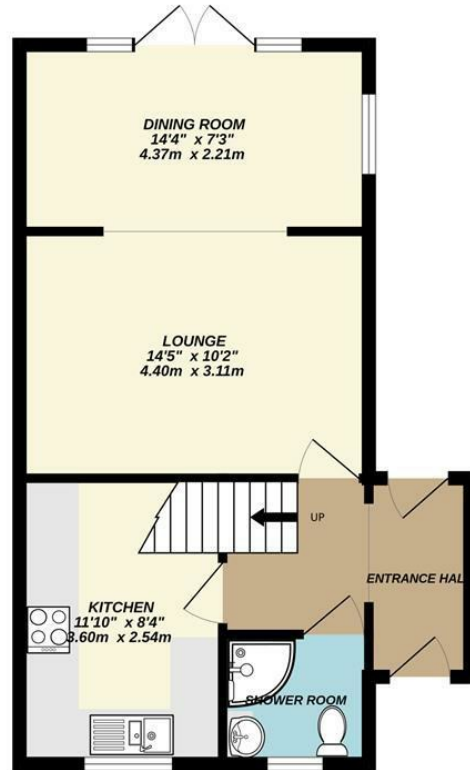




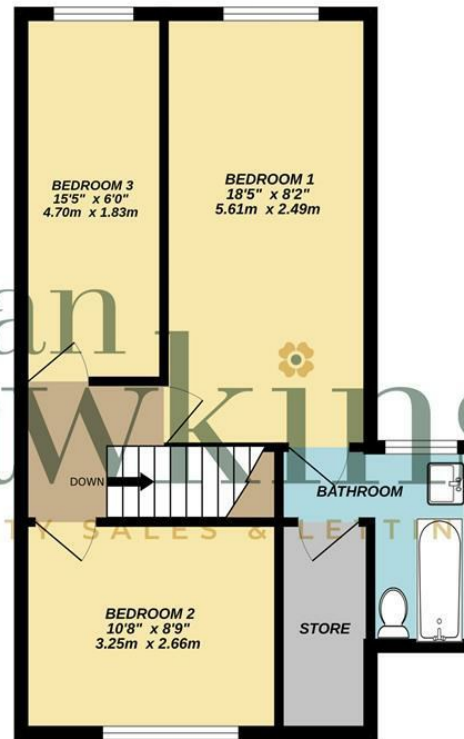




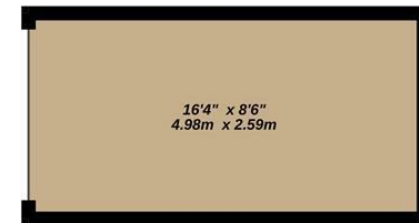
GROUND FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



GARAGE  
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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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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26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

