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**Middle Ground, Royal Wootton  
Bassett, SN4 8LJ**

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

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- Three Bedroom Semi Detached
- South Facing Rear Garden
- Driveway Parking
- Bay Windowed Living Room
- uPVC Double Glazing

- No Onward Chain
- Attached Garage
- Entrance Hallway
- Separate Dining Room
- Gas Radiator Heating



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# 40 Middle Ground Royal Wootton Bassett, SN4 8LJ

**£285,000**

A desirable 3 bedroom semi-detached house with attached GARAGE and a low maintenance SOUTH FACING REAR GARDEN situated in this established and ever popular location of Woodshaw in the market town of Royal Wootton Bassett.

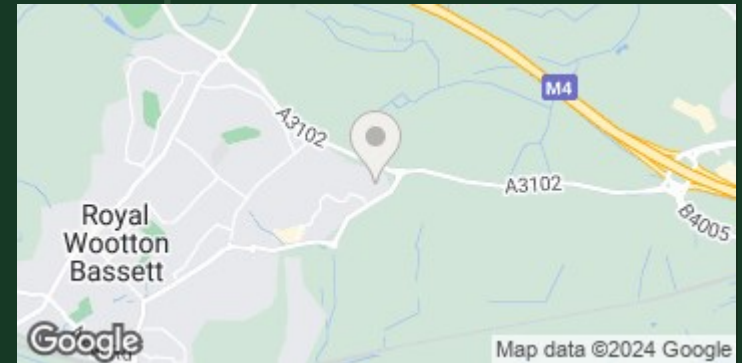
The internal layout includes an entrance hall with stairs to the first floor landing, a bay windowed living room with open feature fireplace, a dining room to the rear with open archway to the kitchen, three bedrooms to the first floor, two of which are double in size and a bathroom.

There is driveway parking to the front and a low maintenance south facing garden to the

rear with a personal door into the attached garage benefiting power & lighting.

Further attributes include uPVC double glazing soffits and fascias, gas radiator central heating, mains water & drainage, mains electric and broadband available with estimated speeds between 780 - 930 Mb/s with Sky.

Further attributes include replacement uPVC double glazing, gas radiator central heating and off road parking to the front.



## Viewings

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

**Council Tax: Wiltshire Council**

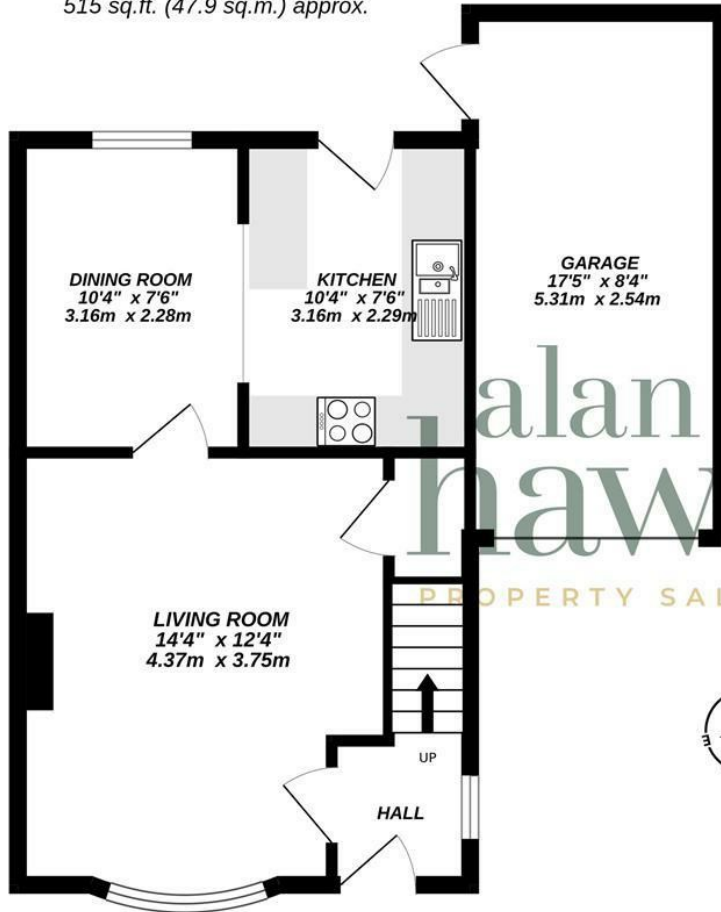
**Tax Band C For year 2024/25 = £2144.02**  
For information on tax banding and rates,  
please call Wiltshire Council



## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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**  
515 sq.ft. (47.9 sq.m.) approx.



**1ST FLOOR**  
378 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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