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PROPERTY SALES & LETTINGS

Westbury Park, Royal Wootton Bassett, SN4 7DN

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- Extended Three Bedroom Detached House
- Detached Garage
- Great Potential
- Cul-De-Sac Location
- Early Viewing Recommended
- Generous Corner Plot
- Driveway Parking
- Updating required
- No Onward Chain

71 Westbury Park Royal Wootton Bassett, SN4 7DN

£325,000

A great opportunity to put your own stamp on this modern and extended 3 bedroom link detached house occupying a corner position in this established cul-de-sac location of Westbury Park in Royal Wootton Bassett. With a driveway providing off road parking and a detached Garage nestled nicely in the corner, internally the accommodation comprises a hallway with cloakroom to the rear and under stair storage. The kitchen sides on to the former dining room screaming to be merged into one generous room. The dual aspect lounge gives access to the extension which is also dual aspect and can lend itself to a number of uses, from a ground floor bedroom, family room or opened up further to create one generous family room. To the first floor is a shower room with enclosed power shower cubicle and three newly decorated and carpeted bedrooms. Further attributes include double

glazing and gas central heating. The rear garden is enclosed and laid to lawn and is a blank canvas for something very desirable. Offered with No Onward Chain, 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 D For year 2024/25 = £2412.03
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

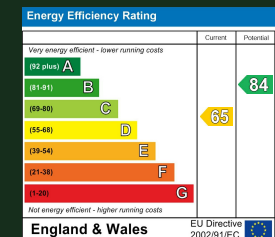
Tenure

Freehold

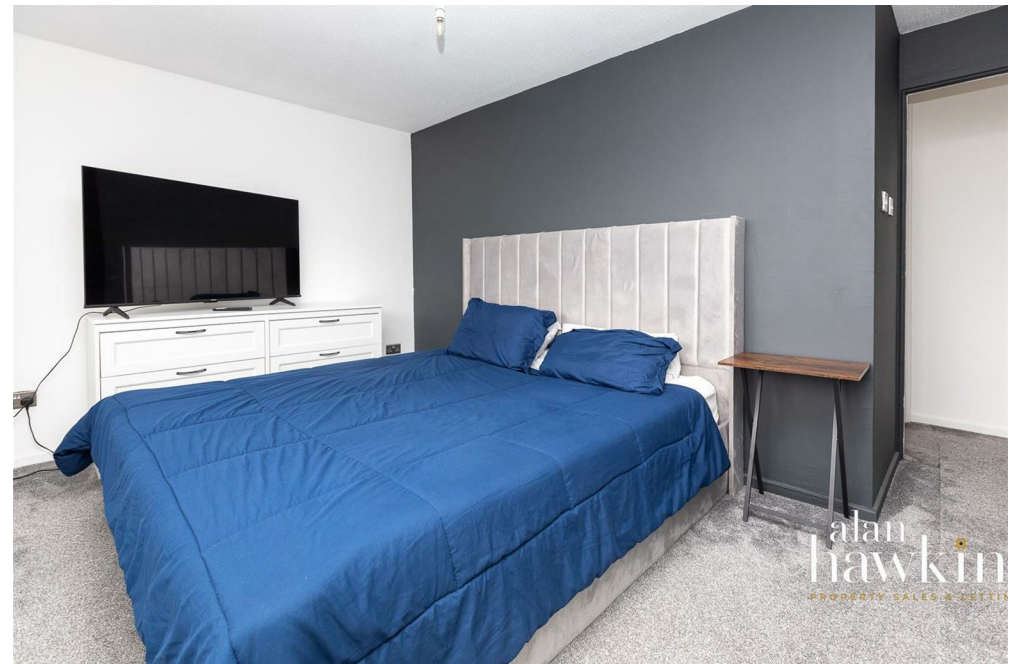
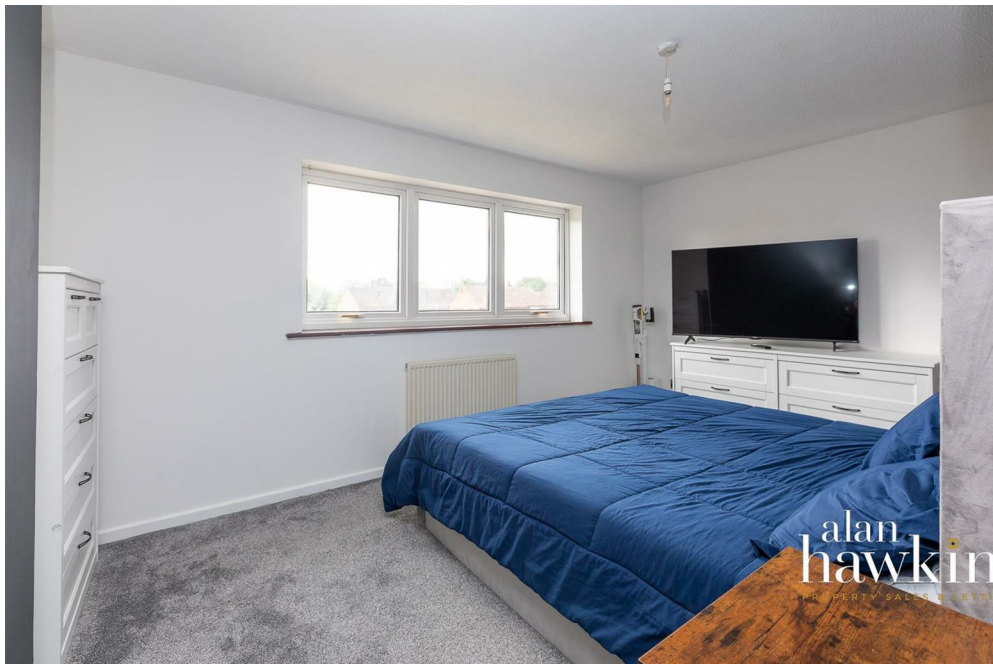
Services

Electric: Mains
Gas: Mains
Drainage: Mains
Internet Speeds: up to 1000mbps (Ofcom)
Flood Risks: None (Environmental Agency)

Energy Efficiency Rating (England & Wales)

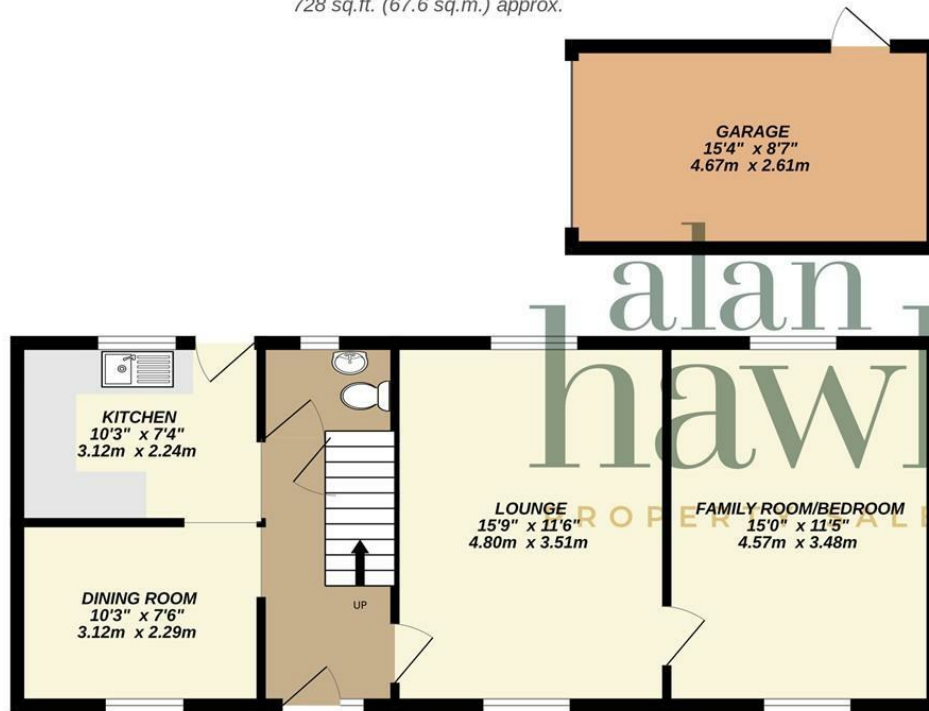




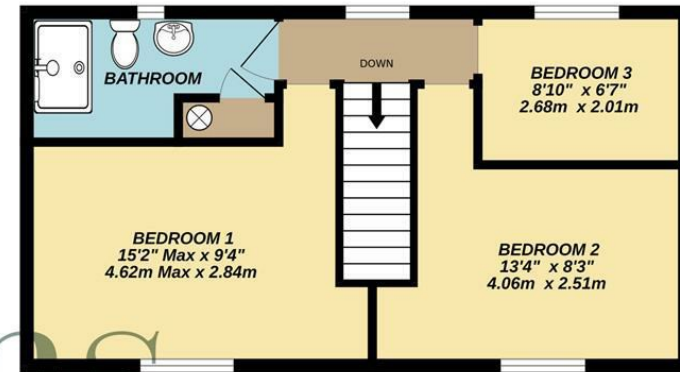




GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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