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PROPERTY SALES & LETTINGS

Kingsley Avenue, Royal Wootton Bassett, SN4 8LF

01793 840 222 | alanhawkins.co.uk



- Two Bedroom Detached Bungalow
- Large Driveway & Garage
- Newly Fitted Kitchen
- Shower Room
- Large Entrance Hallway

- Desirable Location
- Private Rear Garden
- Dual Aspect Open Plan Living/Dining Room
- Built In Wardrobe To Bedroom One
- Viewing Essential

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2 Kingsley Avenue Royal Wootton Bassett, SN4 8LF

£400,000

A modern and beautifully enhanced DETACHED BUNGALOW with private rear garden, generous driveway and garage ideally positioned within a level short walk to many local shops & amenities the Royal Wootton Bassett High Street has to offer.

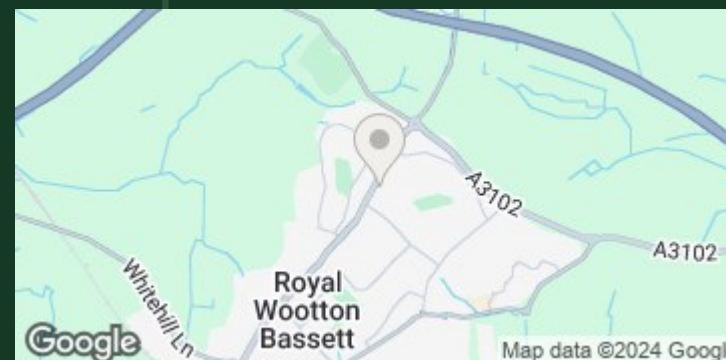
This particular home has been modernised by the current owners creating a wonderful 22ft open plan living/dining room with a recently replaced kitchen complete with integral fridge/freezer, oven & gas hob, an extended generous side entrance porch, good size shower room and two comfortable size bedrooms with bedroom one having built in wardrobes.

Externally the home benefits driveway parking for at least three vehicles to the side leading up to a detached garage which is fitted with power & lighting.

There are front and rear gardens with the rear being south/east facing, fully enclosed, non-overlooked and having side gated access.

Further benefits include uPVC double glazing, mains gas radiator central heating via a combi boiler, mains water, mains drainage and full fibre broadband with speeds of up to 1000Mbps (ofcom)

For more information or to arrange a viewing contact Alan Hawkins Property Sales today.



Viewings

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

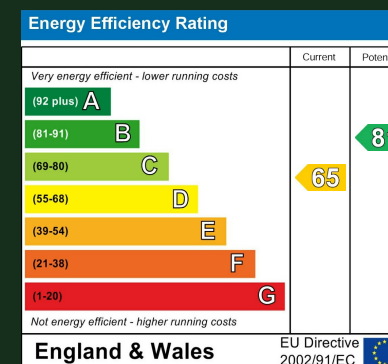
Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2412.03
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

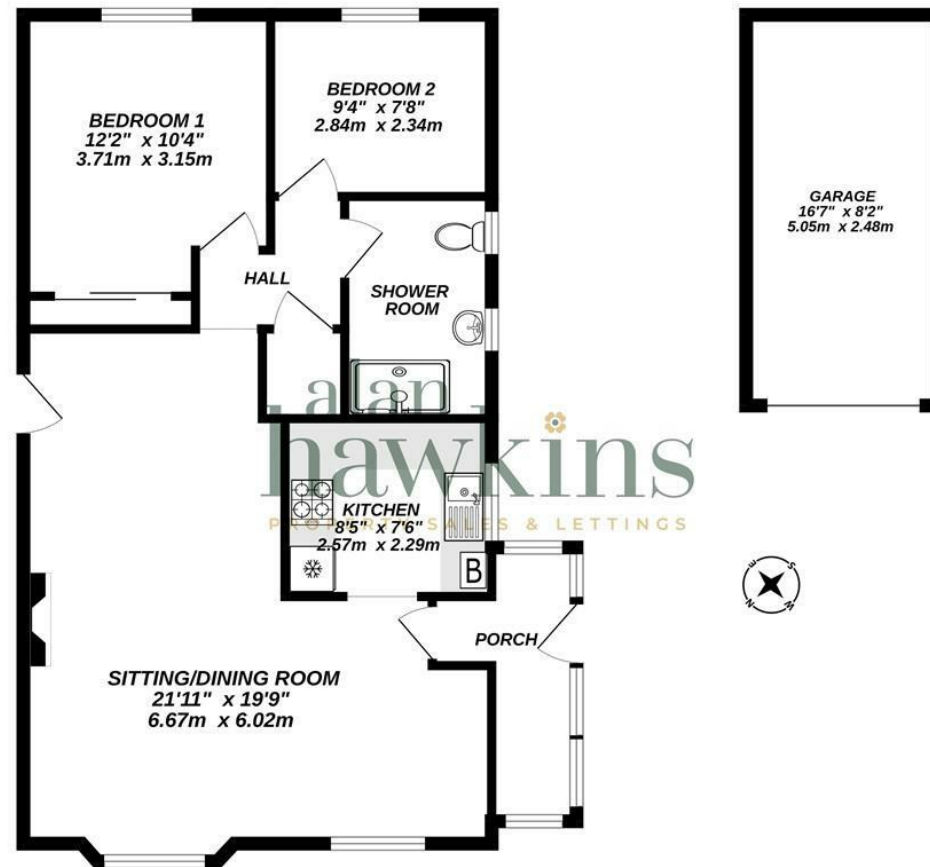








GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



880 SQ FT INC GARAGE (745 SQ FT EXCLUDING)

TOTAL FLOOR AREA : 880sq.ft. (81.8 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.
Made with Metropix 2024.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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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