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Lime Kiln, Royal Wootton Bassett, SN4 7HG

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Three Bedroom Terrace House
- Modern Kitchen
- Open Plan Kitchen/Diner
- Conservatory
- 'Worcester' Combi Boiler

- Very Well Presentation Throughout
- Modern Shower Room
- 18ft Living Room
- Attached Garage With Driveway



64 Lime Kiln Royal Wootton Bassett, SN4 7HG

£265,000

A modern and very well presented three bedroom terrace family home benefiting GARAGE with DRIVEWAY PARKING, MODERN KITCHEN/DINER and MODERN SHOWER ROOM ideally located within a short walk to a variety of local shops, amenities and excellent schools.

The internal layout comprises an entrance hallway with stairs to the first floor landing, a dual aspect 18ft living room and modern 18ft kitchen/diner complete with central island/breakfast bar and engineered oak flooring, conservatory to the rear providing internal access through to the garage and a utility cupboard.

The first floor has three good size bedrooms, modern shower room with double width walk-in shower and a separate WC. There is a garden laid to lawn to the front and a low maintenance, fully enclosed patio terrace garden to the rear with raised flower bed surround.

This home also benefits uPVC double glazing, mains gas radiator central heating via a 'Worcester' combination boiler, mains waste, mains water and broadband available via Sky quoting an estimated download speed of 147M/bps.

Viewings on this property are highly recommended so 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

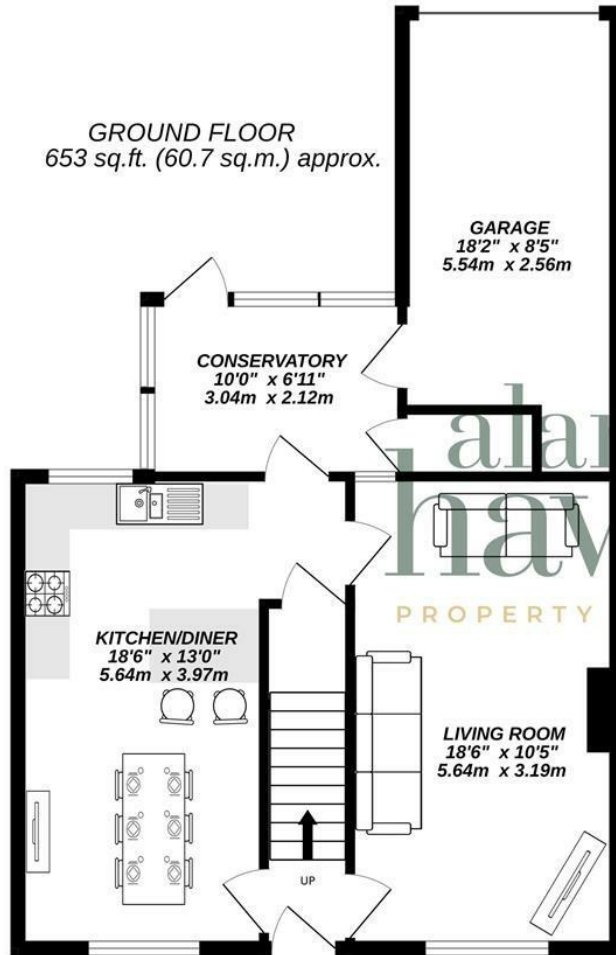
Tax Band B For year 2023/24 = £1,876.03
For information on tax banding and rates, please call Wiltshire Council



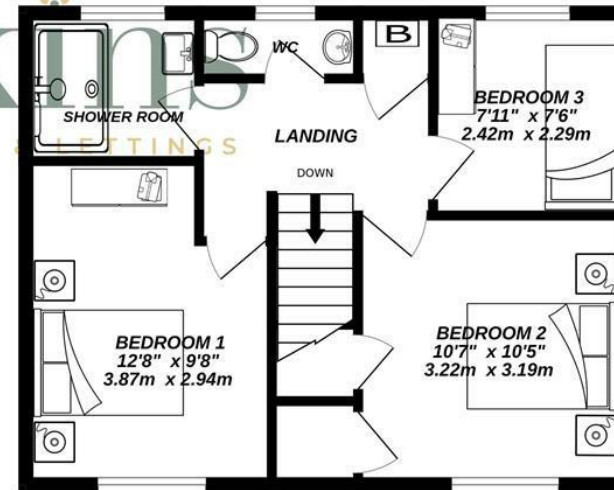
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(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
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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