



Noredown Way, Royal Wootton Bassett, SN4 8BL

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Extended Living Room
- Large Driveway
- Modern Gas Combi Boiler
- Non Overlooked

Two Bedroom Semi-Detached
Beautiful Westerly Facing Rear Garden
Attached Utility/Workshop
uPVC Double Glazing

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30 Noredown Way Royal Wootton Bassett, SN4 8BL

£335,000

An EXTENDED and very well cared for 'CHAIN FREE' two bedroom semi-detached bungalow with large driveway, utility room/workshop attached to the side and a beautiful WESTERLY FACING REAR GARDEN situated in a favoured residential location in the desirable historic market town of Wootton Bassett.

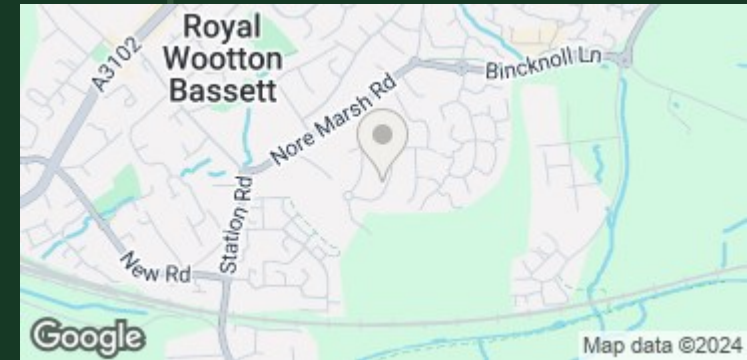
The property internally comprises a side entrance porch and inner hallway, two bedrooms to the front with fitted wardrobes to bedroom one, a fully tiled bathroom with shower over bath, galley style kitchen with side door access and an extended living / dining room to the rear with patio doors opening out to the rear garden.

Externally the property offers a large driveway to the front and side with gated access leading to the attached

utility/work shop which also benefits a door through to the rear garden. The beautiful mature rear garden is fully enclosed and non-overlooked with a patio seating area, garden laid to lawn with flower bed surround and a sunken fish pond to the rear patio.

Further attributes include gas radiator central heating via a modern Worcester combination boiler installed in 2021, uPVC double glazing, mains electric, mains water & drainage and internet speeds available of up to 1000Mbps (Ofcom)

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

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

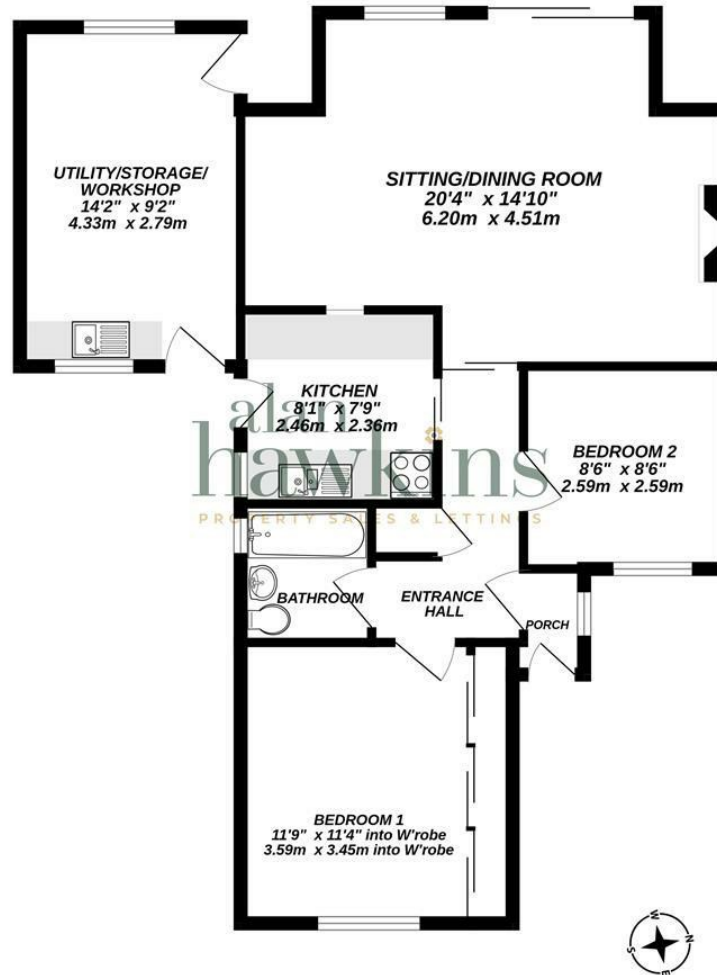
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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