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PROPERTY SALES & LETTINGS

Springfield Crescent, Royal Wootton Bassett, SN4 7AP

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- No Onward Chain
- 160ft Rear Garden
- Desirable Location
- Extended Kitchen/Diner
- Utility Room

- Extended Three Bedroom Semi Detached
- Driveway Parking
- Far Reaching Views
- Two Reception Rooms
- Downstairs Cloakroom

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# 20 Springfield Crescent Royal Wootton Bassett, SN4 7AP

**£399,995**

For sale with NO ONWARD CHAIN is this three-bedroom semi-detached home, dating back to the 1920s, offers potential for modern family living in the desirable area of Royal Wootton Bassett. The property features far-reaching countryside views and boasts a 160ft rear garden, perfect for outdoor enthusiasts or those looking for space to relax.

A key feature of the home is the spacious open-plan kitchen/diner allowing for plenty of natural light and a sense of openness. There is an additional reception room between the living room and kitchen which in turn leads to a separate utility room and downstairs cloakroom. The living room includes a wood-burning stove, creating a cosy focal point for the home.

Upstairs, there are three well-proportioned bedrooms and a family bathroom with separate shower

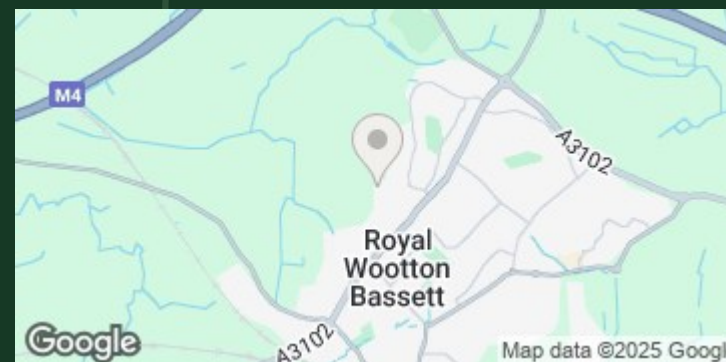
cubicle. The layout is flexible, making it suitable for a growing family or those working from home.

Externally, the property benefits from driveway parking for two cars and the extensive 160ft rear garden provides plenty of outdoor space.

While the property has a lot of charm and potential, it does require updating throughout, making it an ideal project for those looking to modernize and add their personal touch.

Situated a short walk from local schools and amenities, the location is convenient for families, with Royal Wootton Bassett's town centre close by, offering a range of shops, cafés, and services.

Additional features include gas central heating, mains water & drainage and average broadband speeds of 1000Mbps (ofcom)



## Viewings

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


## Council Tax: Wiltshire Council

Tax Band B For year 2024/25 = £1876.03  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 















GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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