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PROPERTY SALES & LETTINGS

Blackthorn Close, Royal Wootton Bassett, SN4 7JE

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- No Onward Chain
- Garage
- Kitchen/Diner
- Non-Overlooked Rear Garden
- Combination Boiler

- Middle Terrace House
- Two Double Bedrooms
- Front & Rear Porch
- uPVC Double Glazing
- Popular Green Park Location



27 Blackthorn Close Royal Wootton Bassett SN4 7JE

£220,000

Welcome to this delightful two double bedroom middle terrace house with garage, situated in the sought-after Green Park area of Royal Wootton Bassett. Perfect for first-time buyers, couples, or small families, this property combines comfortable living with a fantastic location.

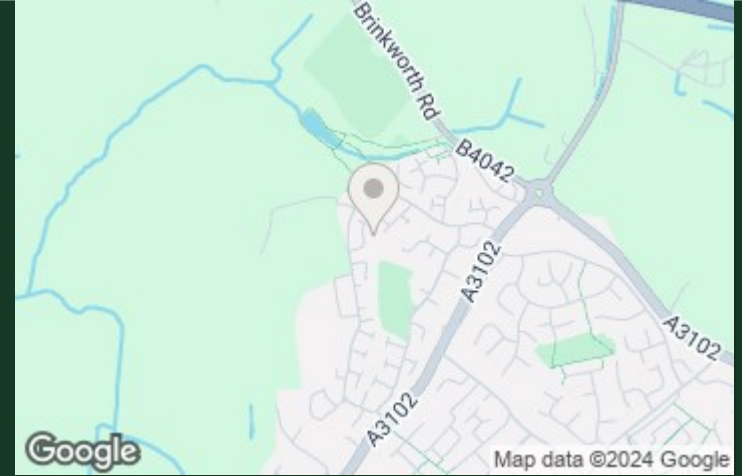
The home features two spacious double bedrooms, bathroom, a cosy living room with stairs to the first floor landing and a kitchen diner. The property also includes a front entrance porch and a rear porch, offering added convenience and storage.

Outside, the home offers a non overlooked, low maintenance rear garden with rear gated access along with a manageable front area.

Located in the popular Green Park neighbourhood, this home is well-placed for easy access to local amenities, schools, and transport links. Enjoy the charming town of Royal Wootton Bassett with its array of shops, cafés, and parks with excellent commuter access to Swindon and the M4 making this is an ideal location.

This home also benefits from UPVC double glazing throughout and efficient gas radiator central heating powered by a combi boiler, mains water & drainage and average broadband speeds of 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

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



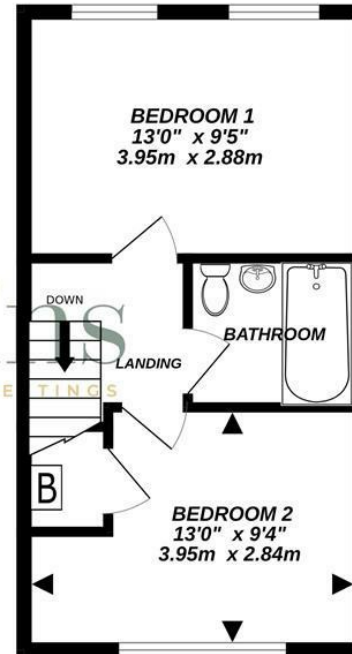
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	70
(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
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



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TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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