



alan
hawkins

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PROPERTY SALES & LETTINGS

Wood Street, Royal Wootton Bassett, SN4 7BD

01793 840 222 | alanhawkins.co.uk



- Two Bedroom Terrace House
- Close To High Street
- Two Good Size Bedrooms
- Gas Radiator Heating
- No Onward Chain
- Countryside Walks On The Doorstep
- uPVC Double Glazing

36 Wood Street Royal Wootton Bassett, SN4 7BD

£199,995

For sale with NO ONWARD CHAIN is this beautifully presented 2 bedroom middle terraced cottage with first floor bathroom offering much charm and attraction, well positioned just off Royal Wootton Bassett's High Street in this highly favoured location. Features of this property include uPVC replacement double glazing to the rear elevation and Georgian style sash windows to the front, gas fired central heating via a combination boiler, sitting room, kitchen to

the rear with 'stable style' door to the rear, private and sunny courtyard, two good size first floor bedrooms and a first floor bathroom. Parking is by way of first come first serve on-road parking or in the nearby car park (subject to a annual fee) just a few feet away. All in all a charming cottage less than a minutes walk for the High Street. Viewing is a must!



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

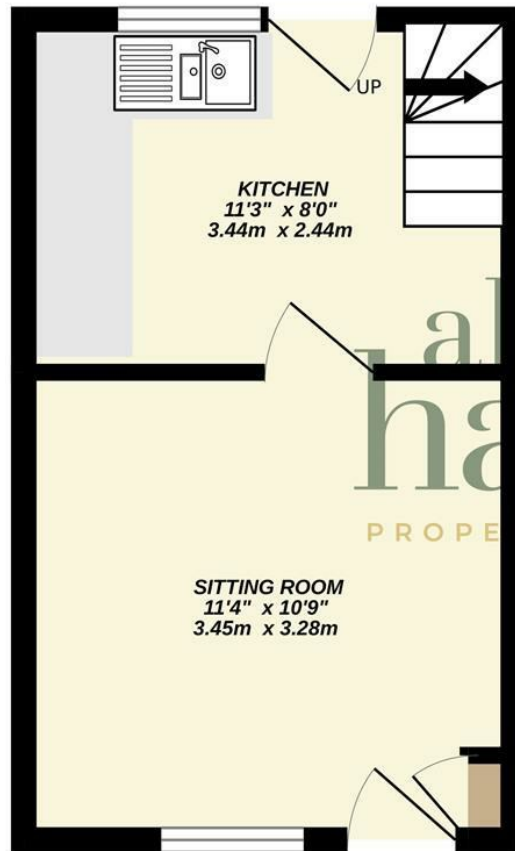
- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Internet - Up to 1600* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

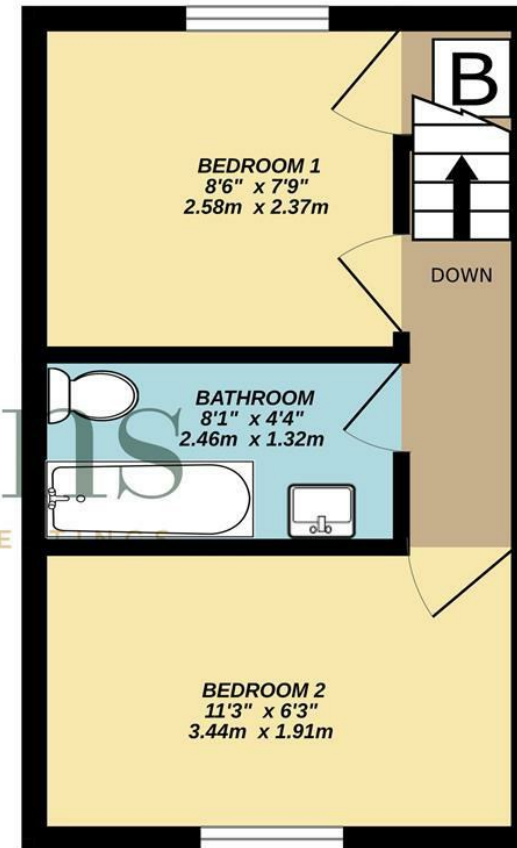
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 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.
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