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Lucerne Close, Royal Wootton Bassett, SN4 7JQ

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PROPERTY SALES & LETTINGS

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- A photograph of a rear garden enclosed by a wooden fence. The garden features a paved area in the foreground, a raised bed with mulch and potted plants, and a small shed on the right. The sky is clear and blue.
- Two Double Bedroom Terrace House
 - Non-Overlooked Rear Garden
 - Kitchen/Diner To The Rear
 - Front Entrance Porch
 - Combination Boiler

- Desirable Location
- South Facing Rear Garden
- Spacious Living Room
- uPVC Double Glazing

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5 Lucerne Close Royal Wootton Bassett, SN4 7JQ

£220,000

Nestled in a peaceful cul-de-sac, this delightful two double-bedroom end-terrace home offers a fantastic blend of comfort and convenience. With a south-facing, non-overlooked rear garden, it provides a private outdoor retreat, perfect for relaxing or entertaining.

Located in the sought-after Green Park area of Royal Wootton Bassett, you're just a short stroll from the High Street, local schools, and picturesque walking trails. Plus, with Junction 16 of the M4 just a five-minute drive away, commuting is effortless.

Inside, the home features an entrance porch, a spacious living room, and a kitchen/diner spanning the rear, complete with a door leading to the garden. Upstairs, you'll find two generously sized double bedrooms and a central bathroom.

Externally, the property benefits a low-maintenance rear garden with gated access, providing both practicality and charm.

A wonderful opportunity for first-time buyers, downsizers, or investors –contact Alan Hawkins Property Sales today to arrange your viewing!

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

Gas - Mains

Electric - Mains

Water - Mains


Drainage - Mains

Internet - Up to 1600* Mbps available
download speed

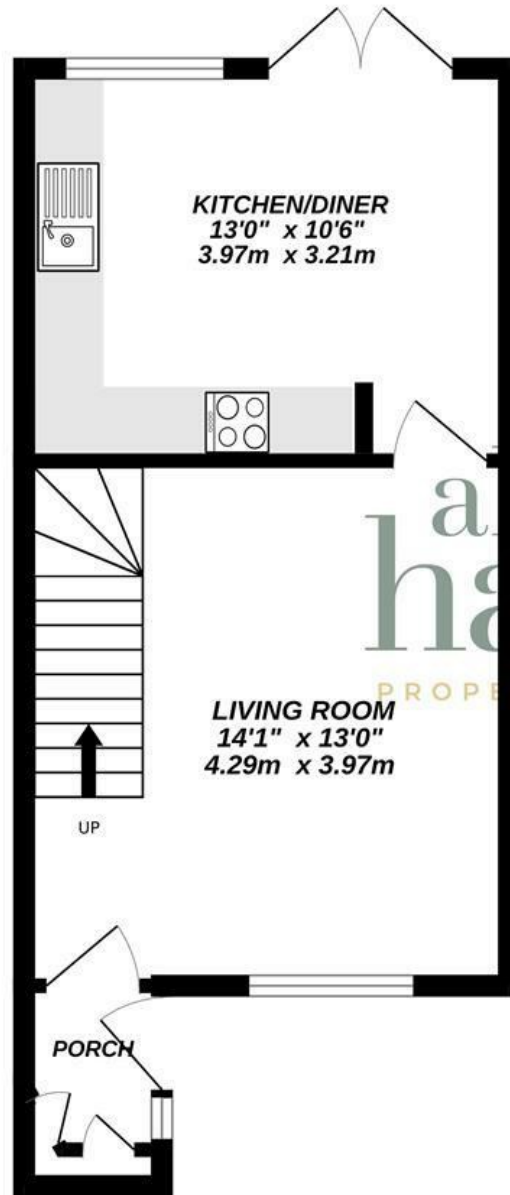




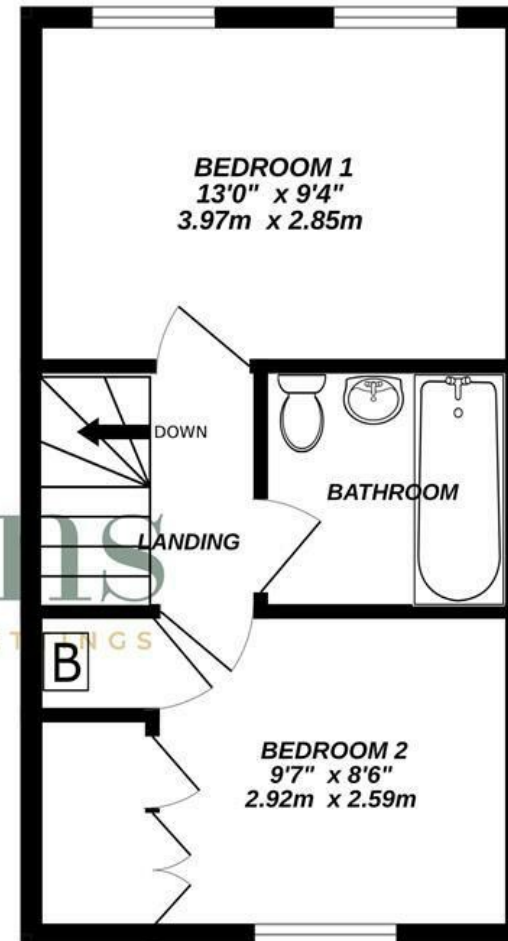


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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.

