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Shelley Avenue, Royal Wootton Bassett, SN4 8HN

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PROPERTY SALES & LETTINGS





- Two Bedroom Bungalow
- Desirable Location
- Non Overlooked Rear Garden
- Favourable Design
- Spacious Living Room
- No Onward Chain
- Opposite Permanent Green
- Driveway & Garage
- Kitchen/Breakfast Room

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PROPERTIES SALES & LETTINGS



# 7 Shelley Avenue Royal Wootton Bassett, SN4 8HN

£290,000

Nestled on the edge of the charming market town of Royal Wootton Bassett, this well-maintained and chain-free two-bedroom semi-detached bungalow enjoys an enviable position, overlooking permanent communal greens both front and rear whilst being favourably situated on a bus route.

This popular style of bungalow offers solid internal walls with a layout comprising an entrance hallway, a 16ft, dual aspect kitchen/breakfast room as well as a spacious 16ft bay windowed living room, both looking out onto the permanent green to the front. Both bedrooms are positioned at the rear, with direct access from bedroom

two out into the garden, while a well-appointed bathroom with shower over bath completes the interior.

Outside, the property benefits from a neatly kept front garden, a private driveway, and a garage, providing ample parking and storage. The enclosed non overlooked rear garden, with gated access, is predominantly laid to lawn and features a patio seating area, ideal for outdoor enjoyment.

A fantastic opportunity not to be missed, contact Alan Hawkins Property Sales today to arrange a viewing!



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63

For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Gas - Mains

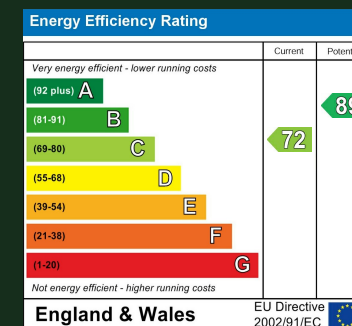
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

## Energy Efficiency Rating (England & Wales)







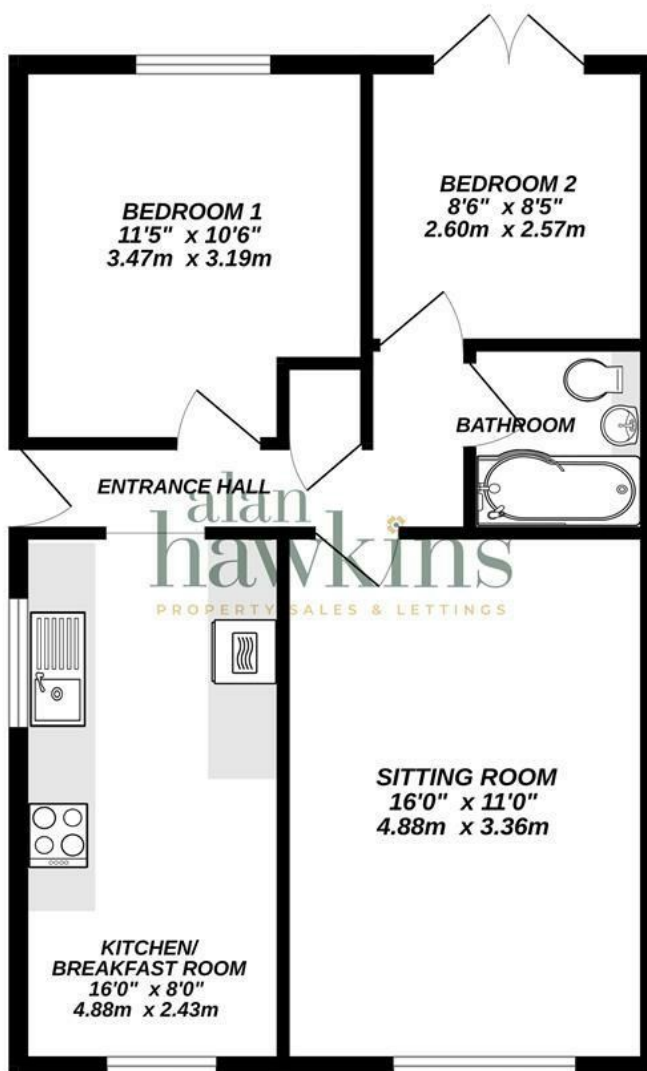








GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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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.

