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PROPERTY SALES & LETTINGS

The Rosary, Royal Wootton Bassett, SN4 8AF

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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- 3 Bedroom Semi-Detached
- Sunny Rear Aspect
- Two Outbuilding/Storage Rooms
- Great investment Potential
- No Onward Chain.

- Lovely Corner Position
- 25ft Lounge/Diner
- Establish Residential Location
- NB Non-Standard Construction - Cash Purchase only

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# 13 The Rosary

## Royal Wootton Bassett, SN4 8AF

**Guide price £175,000**

A spacious three-bedroom semi-detached home occupying a generous sunny corner plot in the heart of the town, just a short stroll from the High Street. Constructed in the non-traditional Airey style, this property is not mortgageable and is therefore best suited to cash or investor buyers.

In need of modernisation, the accommodation includes an entrance hall, a spacious 26ft living/dining room, kitchen, and access to a rear utility area with WC and store room. Upstairs are three well-proportioned bedrooms and a bathroom.

Outside, the property benefits from a front garden facing onto a small green with roadside parking and to the rear a generous enclosed garden laid to lawn.

Offered with No Onward Chain.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

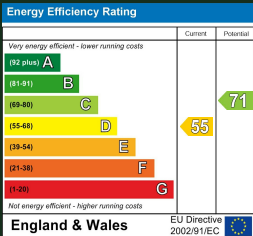
### Tenure

Freehold

### Management Fee

Flood Risk: Very Low (Environmental)  
Internet Speeds: up to 1000 mbps  
Gas: Mains  
Electric: Mains  
Waste & Water: Mains

### Energy Efficiency Rating (England & Wales)













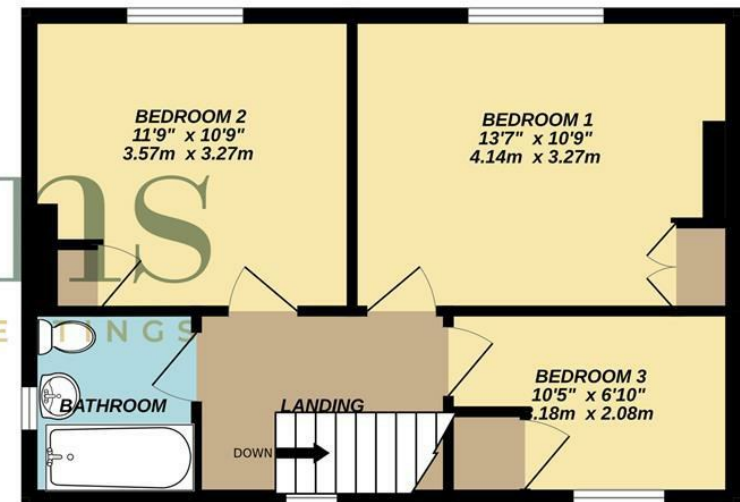




GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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## 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.

