



alan  
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Noredown Way, Royal Wootton Bassett, SN4 8BL

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Desirable Residential Location
- Private Rear Garden
- Utility Area & Workshop
- uPVC Double Glazing

- Extended Two Bedroom Bungalow
- Large Block Paved Driveway
- En-Suite WC
- Side & Front Porch
- Gas Radiator Central Heating

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PROPERTY SALES & LETTINGS



# 34 Noredown Way

## Royal Wootton Bassett, SN4 8BL

£345,000

For sale with NO ONWARD CHAIN and situated in this well-established and sought-after location, this 2 bedroom semi-detached EXTENDED bungalow offers a fantastic opportunity for buyers looking to downsize or enjoy single storey living in a peaceful setting.

The accommodation includes a front entrance porch leading into an entrance hallway, a spacious sitting/dining room and a modern kitchen, well-equipped with integrated gas hob and mid-height oven. A door from the kitchen leads to a spacious side porch, utility area and a useful store room or workshop which lead to the rear. There are two good-sized bedrooms with bedroom one benefiting from its own en-suite WC and a modern shower room to complete the layout.

Externally, the property enjoys a large block paved driveway for multiple vehicles and a well established private rear garden laid to lawn with a patio seating area. Further benefits include uPVC double glazing and gas radiator central heating via a combination boiler.

For more information or to arrange a viewing call our friendly sales team today.



### Viewings

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

### Council Tax: Wiltshire Council

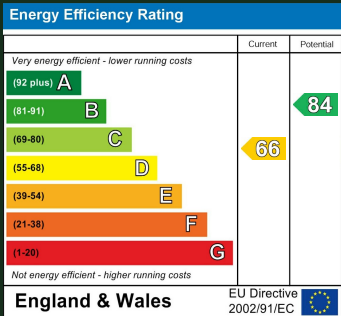
Tax Band C For year 2025/26 = £2269.63  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

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

### Energy Efficiency Rating (England & Wales)









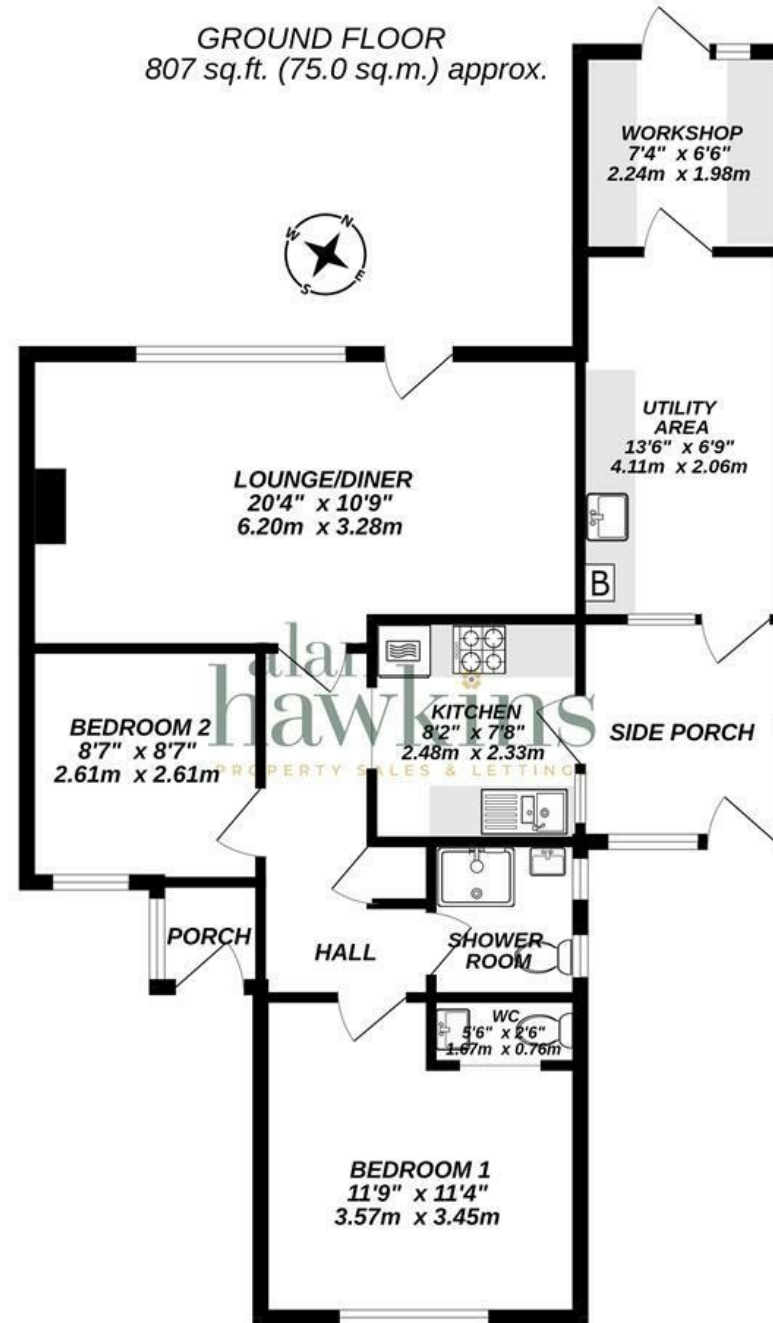








GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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,  
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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.

