



Clarendon Drive, Swindon, SN4 8BT

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PROPERTY SALES & LETTINGS



- Extended 1960's 3/4 Bedroom Semi-Detached
- Garage + 2 Car Driveway
- Walking Distance of Primary School
- Updating Required
- Great Potential.

- Corner Plot
- Desirable Residential Location
- Solid Family Home
- No Onward Chain



12 Clarendon Drive, Royal Wootton Bassett. SN4 8BT

Guide price £325,000

A wonderful opportunity to purchase a corner-positioned, extended semi-detached 1960s home, located in this ever-popular residential area of central Royal Wootton Bassett. The property is conveniently situated within easy reach of the High Street, offering a wide range of amenities and well-regarded local schools.

Having remained in the same family since new (circa 1964) and extended around 1977, the property provides a versatile 3/4 bedroom layout with excellent scope for improvement. Offered for sale with no onward chain, the internal accommodation comprises an entrance hall, lounge, dining room and rear-facing kitchen, together with a side lobby, utility room, cloakroom and a ground floor bedroom four or second reception room.

To the first floor are three bedrooms, two of which are double in size, along with a family bathroom. Externally, the property features a rear garden that wraps around to the side, in addition to a detached garage located to the rear, served by a double-width driveway. Further benefits include gas central heating and double glazing.

While the property does require modernisation throughout, it offers fantastic potential to create a comfortable and appealing family home. For further information or to arrange a viewing, please contact Alan Hawkins Property Sales.



Viewings

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

Council Tax: Wiltshire Council

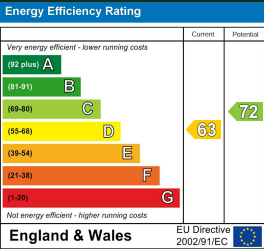
Tax Band D For year 2025/26 = £2553.34
For information on tax banding and rates, please call
Wiltshire Council, Monkton Park. Chippenham.
Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee:- none - n/a

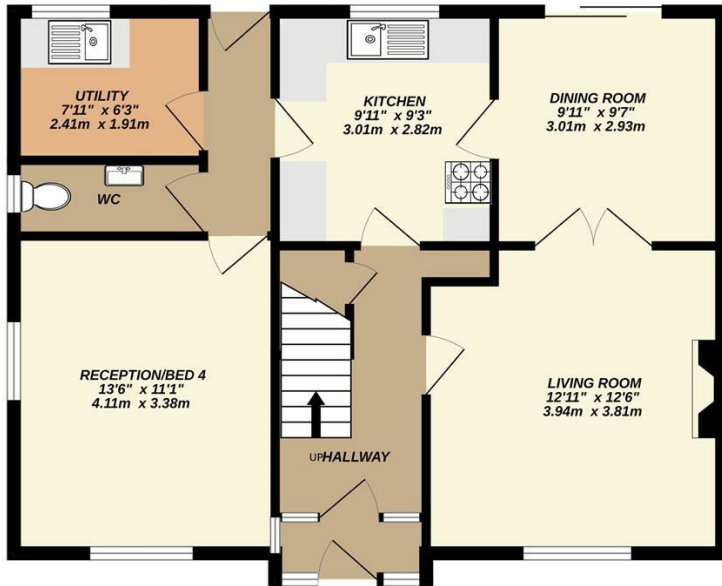
Gas: Mains
Water & Waste: Mains
Flood Risk: Very Low (Environmental Agency)
Internet Speeds: Up to 1000 mbps (Ofcom)



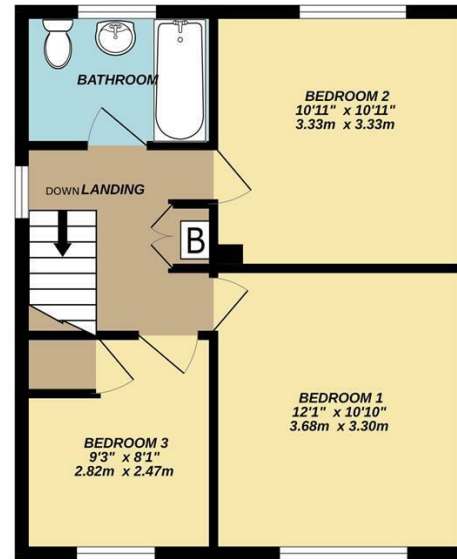
Energy Efficiency Rating (England & Wales)



GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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