



Shakespeare Road, Royal Wootton Bassett, SN4 8HE

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PROPERTY SALES & LETTINGS



- Two Double Bedroom Terrace House
- Garage Behind With Rear Door Access
- Ground Floor Shower Room
- uPVC Double Glazing
- No Onward Chain

- Extended Side & Rear
- Lounge/Diner
- Fitted Kitchen
- Gas Combination Boiler

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# 29 Shakespeare Road

## Royal Wootton Bassett, SN4 8HE

£239,995

Offered to the market with no onward chain, this extended two double bedroom linked semi-detached home presents a fantastic opportunity for buyers seeking a property ready to move straight into.

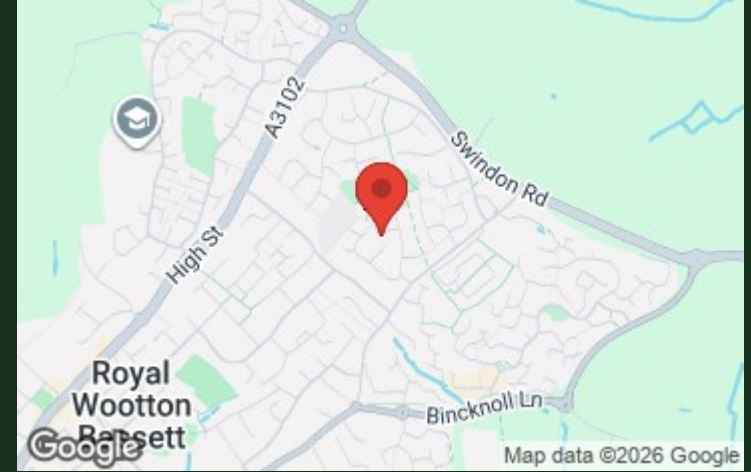
The property has been thoughtfully extended to enhance the ground floor accommodation, now comprising an extended entrance hallway providing a welcoming first impression and useful additional space, along with a rear enclosed porch offering further practicality. The living room flows seamlessly into an extended dining area, creating a generous reception space ideal for both everyday living and entertaining, with patio doors opening directly onto the enclosed rear garden. The kitchen is well positioned and complemented by a ground floor shower room, adding flexibility and convenience.

To the first floor are two particularly good size double bedrooms. The

layout offers excellent versatility, with scope to reconfigure the space to create one double and two single bedrooms if desired.

Externally, the property enjoys an enclosed rear garden with a personal door providing direct access into the garage located behind, a valuable addition for parking, storage or workshop use. Further benefits include uPVC double glazing and gas radiator central heating via a Worcester combination boiler.

A well-proportioned and adaptable home, offered for sale with no onward chain, making it an ideal purchase for those looking for a smooth and straightforward move.



### 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 Full Fibre download speed available

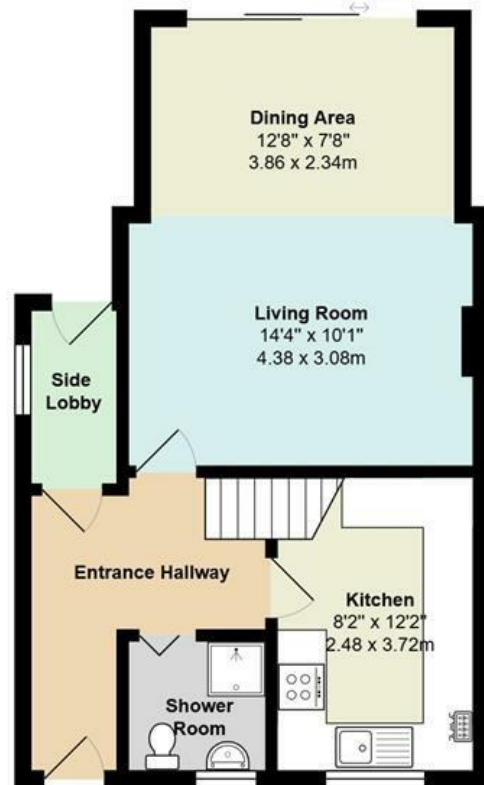
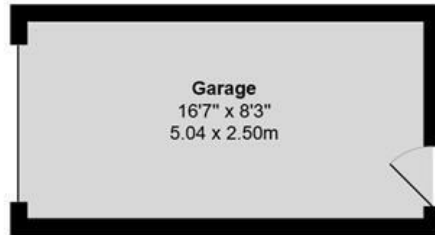
### Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(09-00) C		72	79
(05-08) D			
(09-04) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









Total Area: 839 ft<sup>2</sup> ... 77.9 m<sup>2</sup> (excluding garage)

Disclaimer:  
These floor plans are provided for guidance only and are not to scale.  
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.  
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.  
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.  
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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.



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