

Parsons Way, Royal Wootton Bassett, SN4 8DA

01793 840 222 | alan**hawkins**.co.uk

alan hawkins
PROPERTY SALES & LETTINGS



- Desirable Location
- Two Rear Extensions & Front Porch
- Three Receptions Rooms
- Attached Garage
- uPVC Double Glazing
- Three Bedroom Semi-Detached
- Non Overlooked Rear Garden
- Large Utility & WC
- Double Width Driveway
- Gas Radiator Central Heating

alan hawkins
PROPERTY SALES & LETTINGS

30 Parsons Way
Royal Wootton Bassett, SN4 8DA

£340,000

An extended three bedroom semi-detached home occupying a desirable and established residential location in Royal Wootton Bassett. Offered for sale for the first time in approximately 50 years, this much-loved family home has been carefully maintained over the years and offers generously proportioned accommodation with excellent potential for a new owner to update and personalise to their own taste.

The accommodation comprises a front entrance porch leading into a welcoming hallway with stairs to the first floor. To the front is a comfortable living room with open fire place and double doors opening into a separate dining room, which in turn leads through to an extended garden room enjoying pleasant views and direct access to the rear garden. The kitchen is accessible from both the hallway and dining room and leads through to a generously sized extended utility room with separate WC. A further benefit is the internal access from the utility room into the attached garage and out to the rear garden.

To the first floor, a traditional layout provides two good-sized double bedrooms, one benefiting from built-in wardrobes, a third single bedroom with useful built-in storage and a family bathroom, with an additional airing cupboard located on the landing.

Externally, the property benefits from a double width block paved driveway providing off-road parking for two vehicles whilst the rear is a particularly attractive feature of the home, a fully enclosed, landscaped south-east facing garden, enjoying a good degree of privacy. A useful brick built garden store provides additional storage.

Whilst the property would now benefit from a programme of cosmetic updating and modernisation, it presents an excellent opportunity to acquire a well cared-for and extended home in a sought after location, offering plenty of potential to create a wonderful family home for years to come.

Early viewing is highly recommended. Contact Alan Hawkins Property Sales to arrange your viewing.



Viewings

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

Council Tax: Wiltshire Council

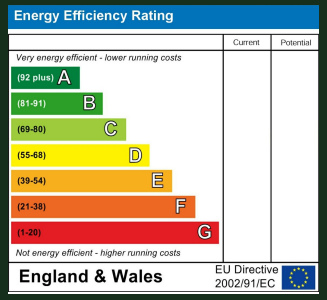
Tax Band C For year 2026/27 = £2395.63
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 900* Mbps Full Fibre Gigafast available

A £50 AML administration fee applies to all successful purchasers.



Energy Efficiency Rating (England & Wales)










alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins



Ground Floor
Area: 854 ft² ... 79.3 m²

First Floor
Area: 441 ft² ... 41.0 m²

Total Area: 1294 ft² ... 120.2 m²

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.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alan**hawkins**.co.uk

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

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.

THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman