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Briars Close, Royal Wootton Bassett, SN4 7HX

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PROPERTY SALES & LETTINGS



- Two Bedroom Mid-Terraced

- Conservatory

- Living Room

- Low Maintenance Rear Garden

- Replacement uPVC Double Glazing

- Garage

- Kitchen/Breakfast Room

- Entrance Porch

- uPVC Double Glazing

- Viewings Recommended

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14 Briars Close

Royal Wootton Bassett, SN4 7HX

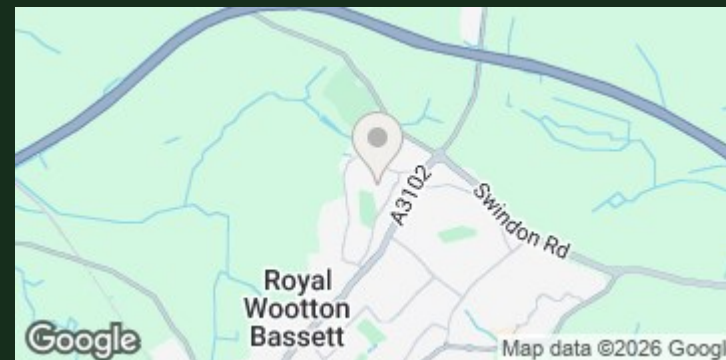
£235,000

A beautifully presented and highly sought-after McLean constructed two bedroom mid terrace home, complete with conservatory, ideally positioned in a peaceful traffic-free cul-de-sac and fronting onto an attractive permanent green. This impressive home offers stylish and comfortable living, featuring recently replaced uPVC double glazing, along with a spacious kitchen/diner boasting a built-in oven, halogen hob, and space with plumbing for dishwasher and washing machine.

The accommodation briefly comprises an entrance porch, a bright and welcoming lounge, and a spacious kitchen/dining room that flows seamlessly into the conservatory. Upstairs, there are two generous bedrooms, bedroom one measuring an impressive 13ft x 12'7 and a modern refitted bathroom.

Externally, the property benefits from a low-maintenance west-facing garden, ideal for soaking up the afternoon and evening sunshine. A garage is conveniently located in a nearby block.

All in all, this is a fantastic home offering both comfort and convenience—early viewing is highly recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £2096.18
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

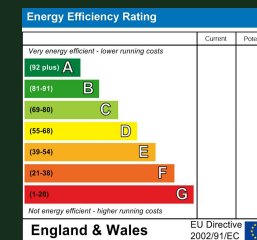
Tenure

Freehold

Management Fee: N/A

Gas: Mains
Electric: Mains
Water + Waste: Mains
Internet Speeds: Up to 1000 mbps
Flood Risk: Very Low.

Energy Efficiency Rating (England & Wales)

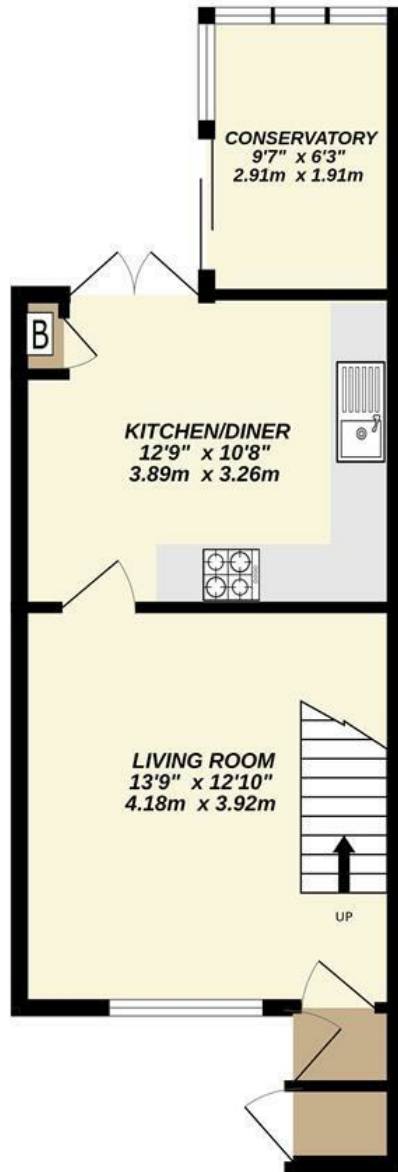




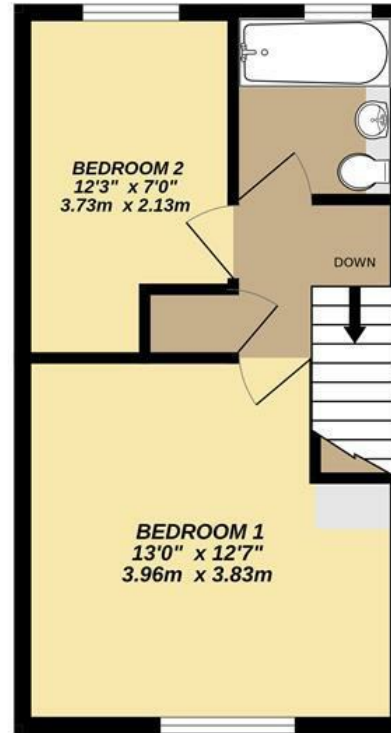




GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



GARAGE
122 sq.ft. (11.3 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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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.

