



Goughs Way, Royal Wootton Bassett, SN4 8DQ

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PROPERTY SALES & LETTINGS



- 3 Bedroom Semi-Detached
- Modern Kitchen
- First Floor Family Bathroom
- Garage & 2 Car Driveway
- Gas Radiator Central Heating

- Very Well Presented Throughout
- 2 Reception Rooms
- Low Maintenance Rear Garden
- uPVC Double Glazing

4 Goughs Way Royal Wootton Bassett, SN4 8DQ

£325,000

Situated in an established residential area of Royal Wootton Bassett, this three-bedroom semi-detached home is light and fresh throughout, offering ready-to-move-into accommodation along with an attached garage and driveway parking.

The property is entered via an entrance hallway with stairs to the first floor, leading through to the lounge which has an opening into a separate dining room. French doors from the dining room open onto the rear garden, whilst the adjoining kitchen is positioned to the side, offering potential for those looking to create a more open-plan kitchen/dining space, subject to the necessary alterations. Upstairs, the first-floor landing with airing cupboard leads to three bedrooms and the family bathroom. The property also benefits from gas central heating.

Outside, the front garden provides a mature frontage, with a double-length driveway leading to the attached garage whilst the enclosed rear garden is of a manageable size and offers space to sit and enjoy the outdoors.

The property is conveniently located for Royal Wootton Bassett's High Street, local shops and everyday amenities, all within easy reach.

Having previously sold the property around ten years ago, we are pleased to be marketing it once again. With its light, fresh interior, practical layout and scope to adapt the ground floor to suit individual needs, this is a home ready for its next owner to move in and make their own.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D 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

Gigafast available

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

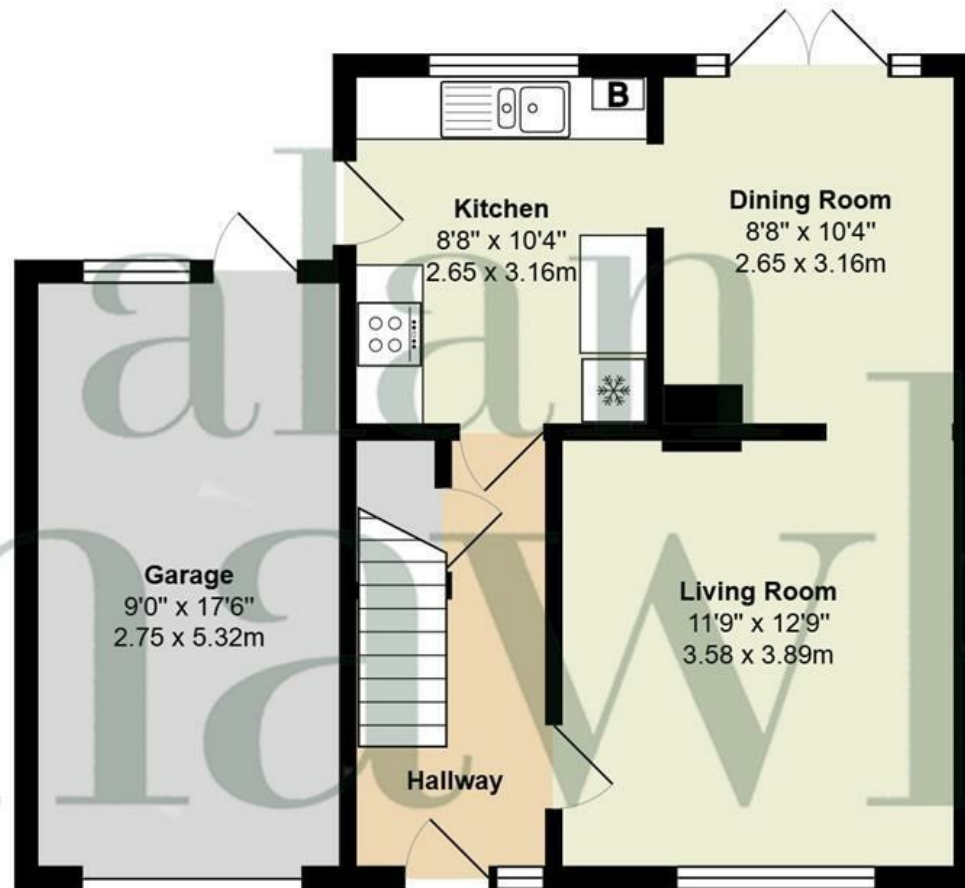
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Energy Efficiency
Rating (England &
Wales)**

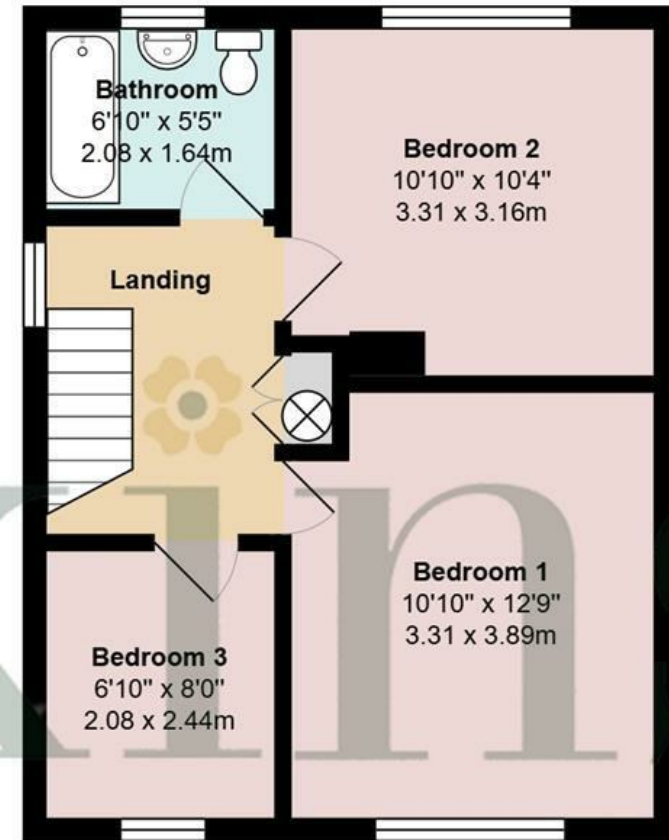








Ground Floor
Area: 591 ft² ... 54.9 m²



First Floor
Area: 431 ft² ... 40.0 m²

Total Area: 1022 ft² ... 95.0 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.
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