



Clarendon Drive, Royal Wootton Bassett, SN4 8BT

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PROPERTY SALES & LETTINGS



- Three Bedroom Semi-Detached
- No Onward Chain
- Two Reception Rooms
- First Floor Bathroom
- Gas Radiator Central Heating

- Excellent Scope To Extend STPP
- Southerly Facing Rear Garden
- Two Generous Double Bedrooms
- Garage & Driveway

18 Clarendon Drive Royal Wootton Bassett, SN4 8BT

£320,000

A three-bedroom semi-detached home occupying a central position within the ever-popular market town of Royal Wootton Bassett, offered for sale with the added advantage of No Onward Chain.

Requiring general modernisation throughout, this property presents an excellent opportunity for purchasers seeking a home they can update and tailor to their own requirements. The property also offers scope for a side extension, subject to the necessary planning permissions, with a number of neighbouring properties having undertaken similar alterations to create additional living accommodation and a fourth bedroom.

The accommodation begins with an entrance porch leading into a welcoming hallway with stairs rising to the first floor. The main living accommodation comprises a comfortable sitting room which opens into a separate dining room, creating a sociable layout and offering excellent potential to reconfigure into a contemporary open-plan kitchen/dining space if desired. The kitchen is positioned to the rear of the property and provides access to both the rear garden and the attached garage.

On the first floor are three bedrooms,

including two spacious double bedrooms and a good-sized single room, together with a family bathroom.

Outside, the property benefits from a pleasant south-facing rear garden which enjoys a sunny aspect and offers scope for further enhancement. To the front is driveway parking leading to the attached garage.

Conveniently situated within easy reach of the town's High Street, schools, leisure facilities and everyday amenities, this is an ideal purchase for those looking to create a long-term family home in a well-established and highly desirable location.

An early viewing is strongly recommended to fully appreciate the potential, flexibility and future possibilities this property has to offer.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas: Mains

Water & Waste: Mains

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Up to 1600 mbps (openreach)

Energy Efficiency Rating (England & Wales)

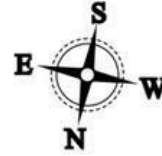
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



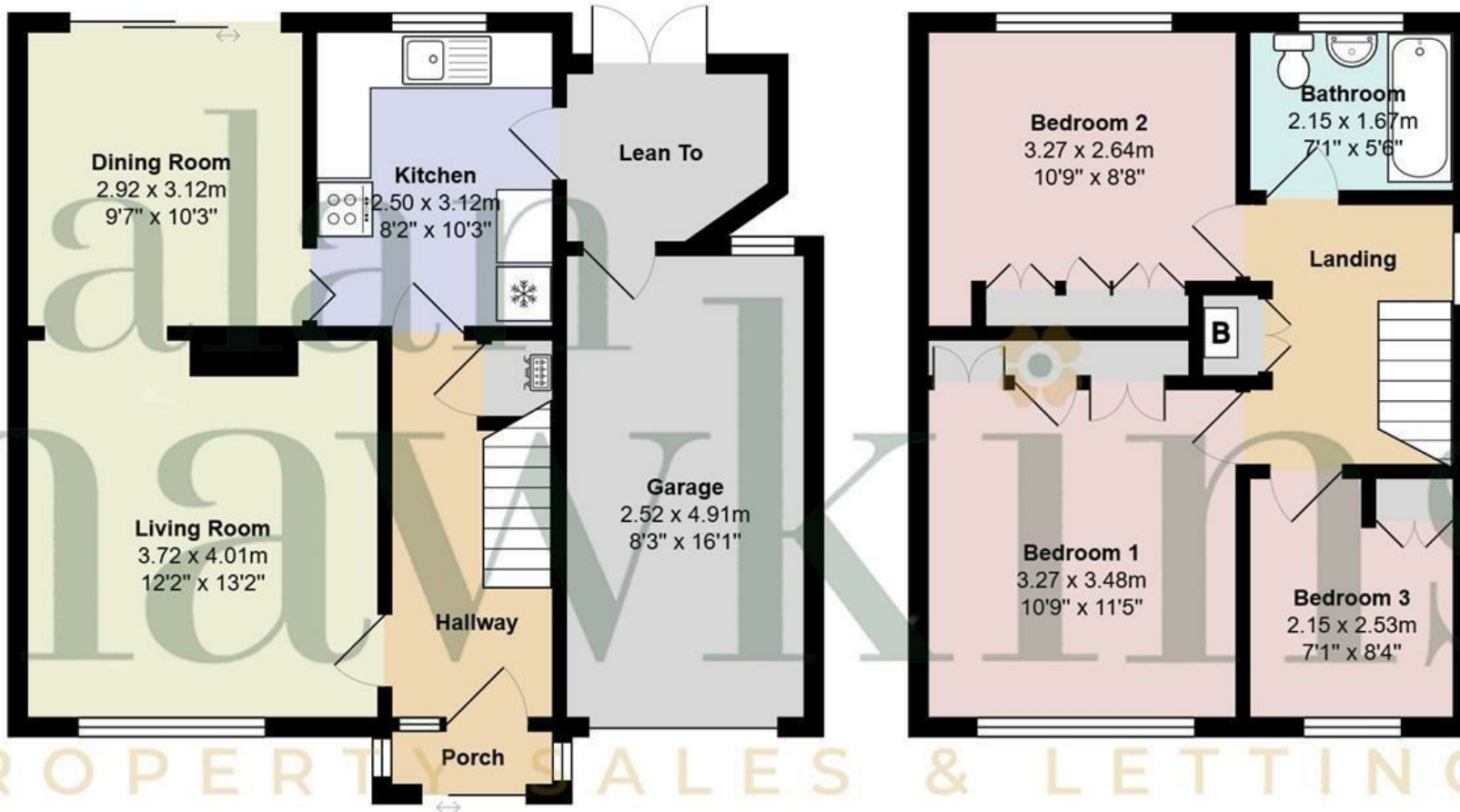




Ground Floor
Area: 55.0 m² ... 592 ft²



First Floor
Area: 40.7 m² ... 438 ft²



Total Area: 95.7 m² ... 1030 ft² (excluding lean to)

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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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.

