

New Road, Royal Wootton Bassett, SN4 7DG

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

alan
hawkins
PROPERTY SALES & LETTINGS



- Two Double Bedroom Bungalow
- c100ft Rear Garden
- Generous Entrance Hallway
- Two Reception Rooms
- South-West Facing Rear Garden
- Non-Estate Location
- Beautifully Presented Throughout
- Large Bathroom
- Driveway Parking
- Side Gated Access

alan hawkins

PROPERTY SALES & LETTINGS

20 New Road
Royal Wootton Bassett, SN4 7DG

£325,000

An attractive and beautifully presented two double bedroom semi-detached bungalow, occupying a desirable non-estate position in Royal Wootton Bassett, within approximately a 10-minute walk of the town's High Street and its wide range of shops, cafés and amenities. The property has been thoughtfully renovated and improved over the years by the current owners, creating a stylish and comfortable home, while outside it benefits from a particularly impressive south-west facing rear garden extending to approximately 100ft, together with driveway parking for two vehicles.

The well-presented accommodation comprises a good size entrance hallway, two generous double bedrooms positioned to the front of the property, with the principal bedroom featuring an attractive bay window and a spacious bathroom with shower over bath. To the rear is a modern dual-aspect kitchen, separate dining room with French doors opening directly onto the rear patio and a bright & airy living room.

Outside, the property continues to impress. The front provides driveway parking for two vehicles, with gated side access leading through to the fully enclosed rear garden. The approximately 100ft south-west facing garden is a real feature of the property, enjoying a good degree of privacy and being beautifully landscaped and maintained. There is a generous patio seating area, a well kept lawn and a productive vegetable garden positioned towards the bottom of the plot.

A superb opportunity to acquire a ready-to-move-into bungalow, offering excellent presentation, generous outside space and a convenient location within easy walking distance of Royal Wootton Bassett town centre.

For further information or to arrange a viewing, please contact Alan Hawkins Property Sales



Viewings

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

Council Tax: Wiltshire Council

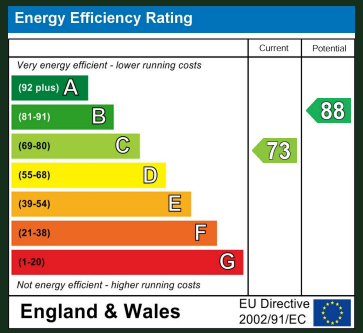
Tax Band C For year 2023/24 = £2,395.63
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

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

Energy Efficiency Rating (England & Wales)




alan
hawkins


alan
hawkins


alan
hawkins


alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS

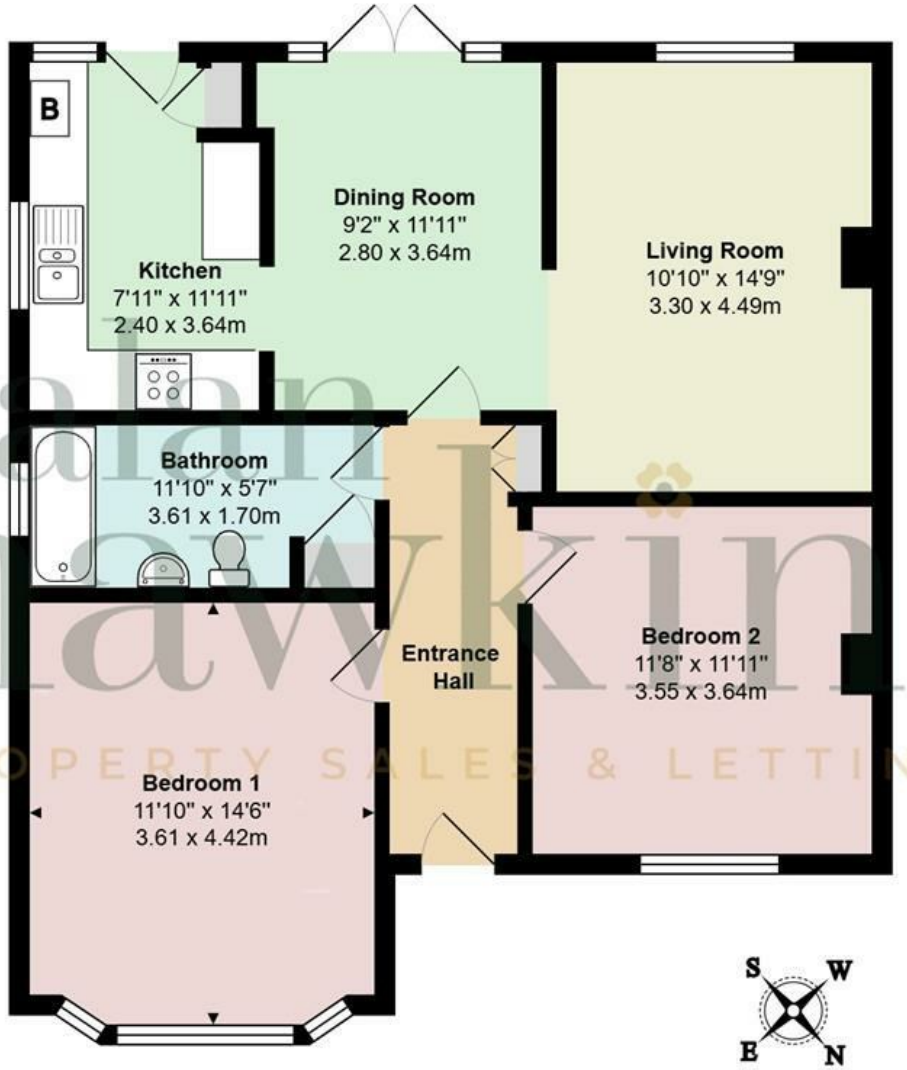

alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS



alan hawkins
PROPERTY SALES & LETTINGS

Total Area: 853 ft² ... 79.2 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