



Marlborough Road, Royal Wootton Bassett, SN4 7EJ

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PROPERTY SALES & LETTINGS



- Modern 2 Bedroom Terraced
- Refitted Kitchen
- Beautifully Presented Throughout
- Gas Radiator Central
- Allocated Off road Parking

- Sun Lounge Addition
- Refurbished Bathroom
- West Facing Rear Garden
- uPVC Double Glazing

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4 Bridgelands Marlborough Road Royal Wootton Bassett, SN4 7EJ

£235,000

A rare-to-the-market two-bedroom terrace property with CONSERVATORY, pleasantly situated on the fringes of Royal Wootton Bassett, benefiting from being a short walk from the West & Berks Canal and approximately a 15-minute walk to the town's High Street.

This attractive home has been significantly enhanced by the current vendor, including the installation of a stylish new kitchen and bathroom, an insulated roof to the conservatory allowing for year-round use, and full redecoration throughout, creating a modern and well-presented living space.

Further benefits include a private west-facing rear garden with gated rear access, two allocated parking spaces, and an aluminium 12 x 8 shed positioned in the corner of the private shared parking area. Additional features include a composite front entrance door, uPVC double glazing, and gas radiator central heating.

Internally, the ground floor comprises an entrance hallway leading into the living room, a newly fitted kitchen/breakfast room, and a conservatory with double doors opening onto the garden. To the first floor are two double bedrooms and a contemporary bathroom.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire

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

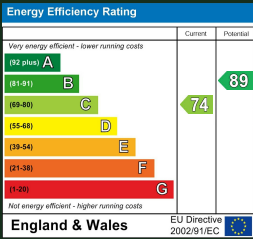
Tenure

Freehold

Management Fee: N/A

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

Energy Efficiency Rating (England & Wales)

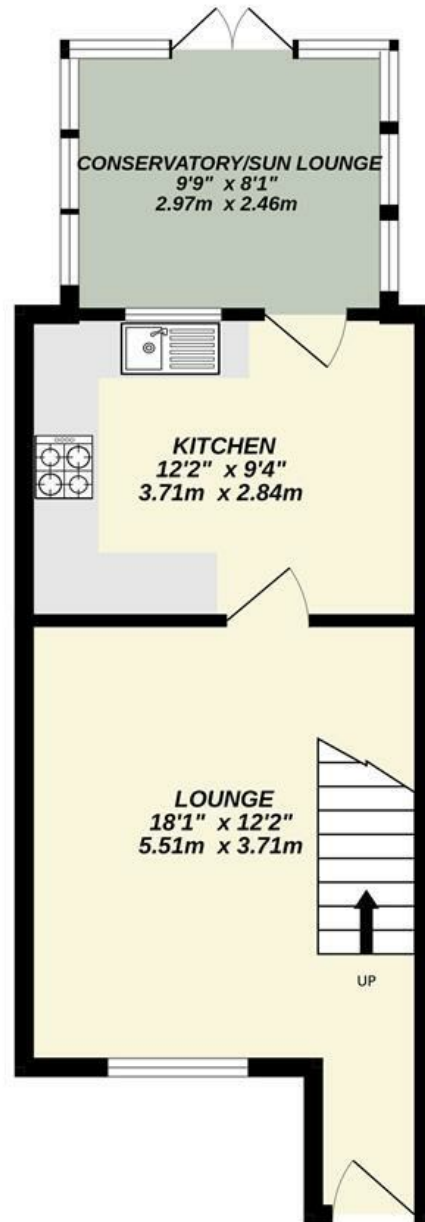




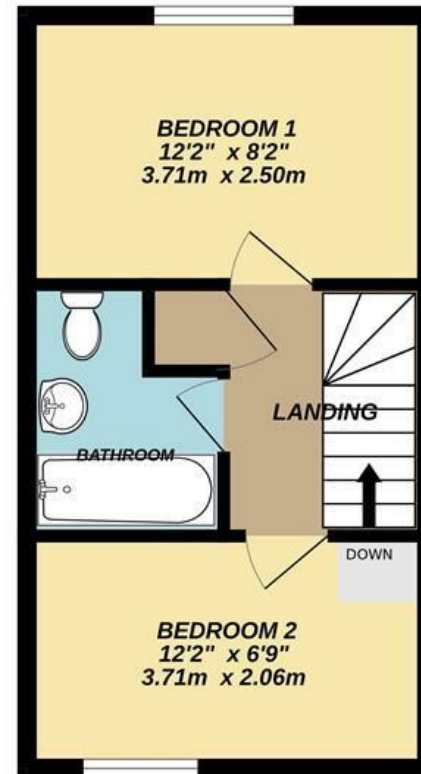




GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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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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.

