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PROPERTY SALES & LETTINGS

Laburnum Drive, Royal Wootton Bassett, SN4 7HU

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- No Onward Chain
- Desirable 'Green Park' Area
- Kitchen/Diner
- Utility Room
- First Floor Bathroom

- Three Bedroom Semi-Detached
- Garage & Driveway
- Living Room
- Shower Room & WC

14 Laburnum Drive

Royal Wootton Bassett, SN4 7HU

£310,000

Situated in the popular Green Park area of Royal Wootton Bassett, this three-bedroom semi-detached home is offered for sale with no onward chain. The property is well positioned for a level walk to the High Street and its range of shops and amenities, as well as being conveniently placed for Jubilee Lake and the highly regarded Royal Wootton Bassett Academy.

The property is now in need of some updating but offers well-arranged accommodation comprising an entrance porch, lounge, kitchen/diner, utility room and ground floor shower room. To the first floor are three bedrooms, all with built-in

wardrobes, together with a family bathroom.

Outside, the property benefits from front and rear gardens, with a block-paved driveway providing off-road parking and access to the attached garage. Further features include uPVC double glazing and gas warm air heating.

Offered at an attractive price to reflect the updating required, this property provides an opportunity for buyers looking to improve a home in an established residential area within easy walking distance of the town centre.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2026/27 = £2395.63
For information on tax banding and rates,
please call Wiltshire Council

- Heating - Warm Air Heating System
- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Internet - Up to 1600 Mbps Full Fibre available

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: 666 ft² ... 61.8 m²

Total Area: 1046 ft² ... 97.2 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.
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