

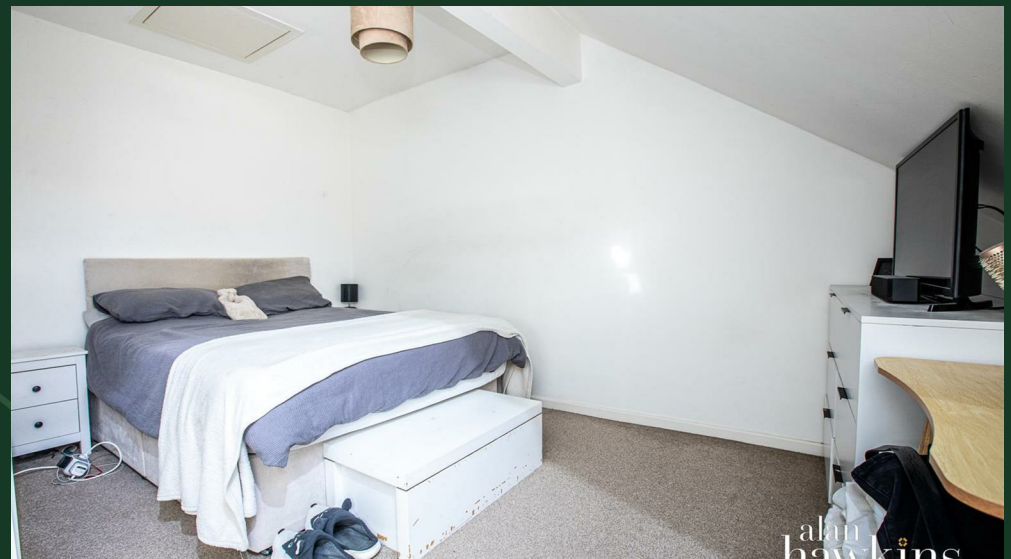


**Middle Ground, Royal Wootton Bassett, SN4 8LJ**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- 1 Bedroom Terraced House
- Driveway Parking
- Electric Heating
- Established Cul-De-Sac Location

- Front and Side Gardens
- uPVC Double Glazing.
- Great Buy-to-let/ First Time Purchase
- Rare to the Market.



# 16 Middle Ground Royal Wootton Bassett, SN4 8LJ

£180,000

A rare opportunity to acquire this well-presented one-bedroom terraced home, ideally positioned at the head of a quiet cul-de-sac in the sought-after market town of Royal Wootton Bassett.

This charming property offers a practical and comfortable layout, featuring an inviting entrance hallway leading through to a bright living room with a modern fitted kitchen, creating a stylish and functional open-plan living space. To the first floor, the accommodation comprises a generously sized double bedroom and a well-appointed bathroom.

Externally, the property benefits from a partly enclosed garden, providing a pleasant outdoor space to relax or entertain, along

with a private driveway offering convenient off-road parking. Additional features include uPVC double glazing and electric heating throughout.

This home represents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong buy-to-let addition in a popular location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



## Viewings

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

**Council Tax: Wiltshire Council**

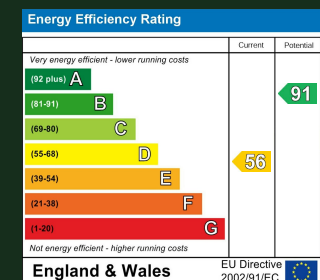
**Tax Band A** For information on tax banding  
and rates, please call Wiltshire Council

**Management Fee: N/A**

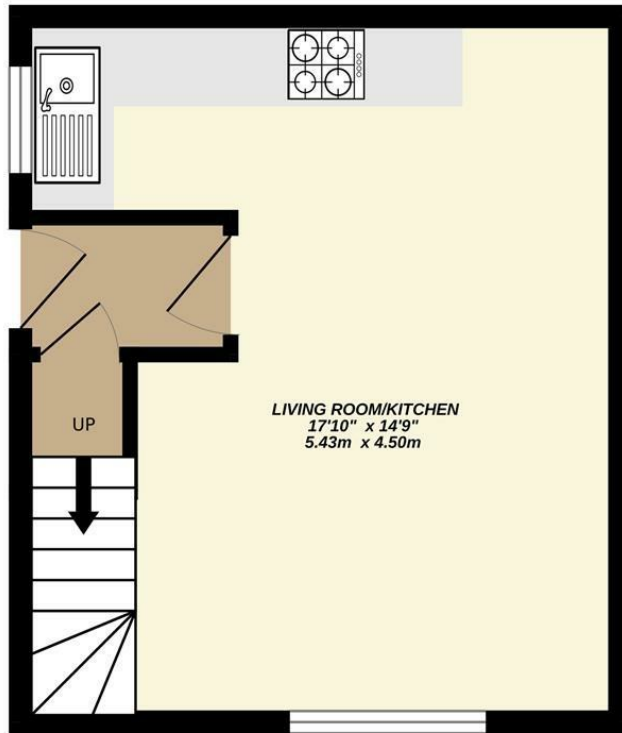
Gas: None  
Electric: Mains  
Water + Waste: Mains.  
Flood Risk: Very Low  
Internet Speeds: up to 1000 Mbps



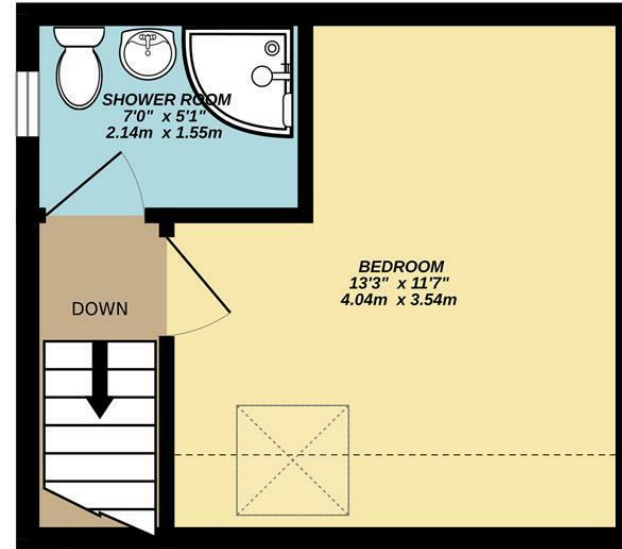
**Energy Efficiency  
Rating (England &  
Wales)**



GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.6 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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