



alan
hawkins

Betjeman Avenue, Royal Wootton Bassett, SN4 8JY

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PROPERTY SALES & LETTINGS



- Two Bedroom House
- Conservatory
- First Floor Bathroom
- Low Maintenance Gardens

- End Of Terrace
- Front Entrance Porch
- Allocated Parking
- Close To Amenities



34 Betjeman Avenue

Royal Wootton Bassett, SN4 8JY

£240,000

A beautifully presented two bedroom end of terrace home with CONSERVATORY, ideally located in the popular market town of Royal Wootton Bassett.

The property enjoys an additional front entrance porch which opens into a welcoming entrance hallway with stairs to the first floor landing. The home benefits a modern fitted kitchen to the front, a spacious living room to the rear with door leading into the conservatory offering a pleasant and versatile space ideal for both dining and relaxing.

The first floor offers two bedrooms, one good size double and one large single as well as a family bathroom.

Further benefits include uPVC double glazing, gas radiator central heating and allocated parking conveniently situated opposite the property. This well presented home is worthy of an internal viewing to fully appreciate the accommodation on offer.



Viewings

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

Council Tax: Wiltshire Council

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

Gas - Mains

Electric - Mains

Water - Mains

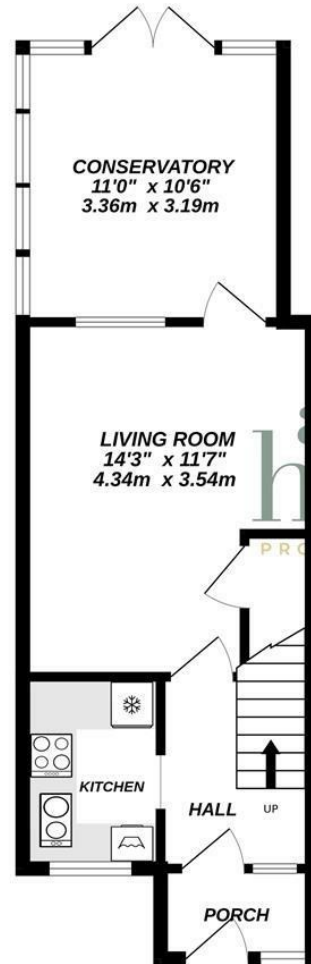
Drainage - Mains

Internet - Up to 1600* Mbps Full Fibre
download speed available

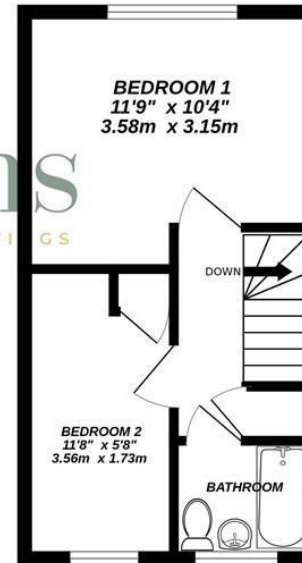
Energy Efficiency Rating (England & Wales)

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			
		69	78
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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