

Goughs Way, Royal Wootton Bassett, SN4 8DQ

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

alan hawkins
PROPERTY SALES & LETTINGS



- 3 Bedroom Semi-Detached
- Modern Kitchen
- First Floor Family Bathroom
- Garage & 2 Car Driveway
- Gas Radiator Central Heating
- Very Well Presented Throughout
- 2 Reception Rooms
- Low Maintenance Rear Garden
- uPVC Double Glazing

alan hawkins
PROPERTY SALES & LETTINGS

4 Goughs Way
Royal Wootton Bassett, SN4 8DQ

£325,000

Situated in an established residential area of Royal Wootton Bassett, this three-bedroom semi-detached home is light and fresh throughout, offering ready-to-move-into accommodation along with an attached garage and driveway parking.

The property is entered via an entrance hallway with stairs to the first floor, leading through to the lounge which has an opening into a separate dining room. French doors from the dining room open onto the rear garden, whilst the adjoining kitchen is positioned to the side, offering potential for those looking to create a more open-plan kitchen/dining space, subject to the necessary alterations. Upstairs, the first-floor landing with airing cupboard leads to three bedrooms and the family bathroom. The property also benefits from gas central heating.

Outside, the front garden provides a mature frontage, with a double-length driveway leading to the attached garage whilst the enclosed rear garden is of a manageable size and offers space to sit and enjoy the outdoors.

The property is conveniently located for Royal Wootton Bassett's High Street, local shops and everyday amenities, all within easy reach.

Having previously sold the property around ten years ago, we are pleased to be marketing it once again. With its light, fresh interior, practical layout and scope to adapt the ground floor to suit individual needs, this is a home ready for its next owner to move in and make their own.



Viewings

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

Council Tax: Wiltshire Council

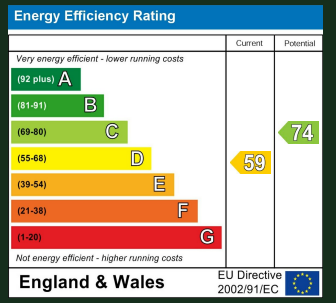
Tax Band D For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1600* Mbps Full Fibre Gigafast available

"A £50 AML administration fee applies to all successful purchasers."



Energy Efficiency Rating (England & Wales)




Dear zoo











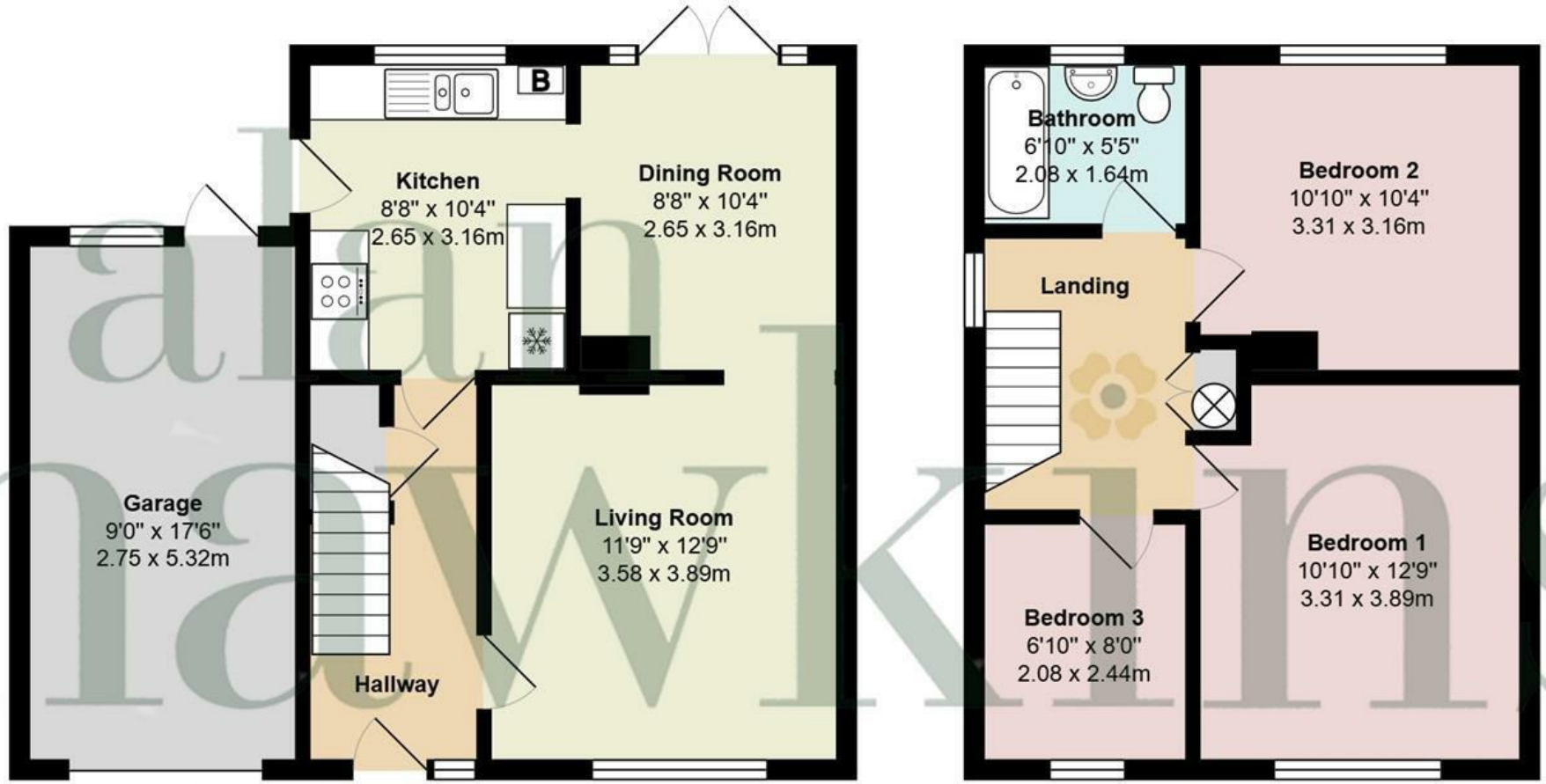












alan hawkins
PROPERTY SALES & LETTINGS

Ground Floor
Area: 591 ft² ... 54.9 m²

First Floor
Area: 431 ft² ... 40.0 m²

Total Area: 1022 ft² ... 95.0 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