



Betjeman Avenue, Swindon, SN4 8JY

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Two Bedroom End Of Terrace
- Front Entrance Porch
- Modern Kitchen
- Allocated Parking
- Gas Radiator Central Heating
- Beautifully Presented Throughout
- Conservatory
- First Floor Bathroom
- uPVC Double Glazing

34 Betjeman Avenue Swindon, SN4 8JY

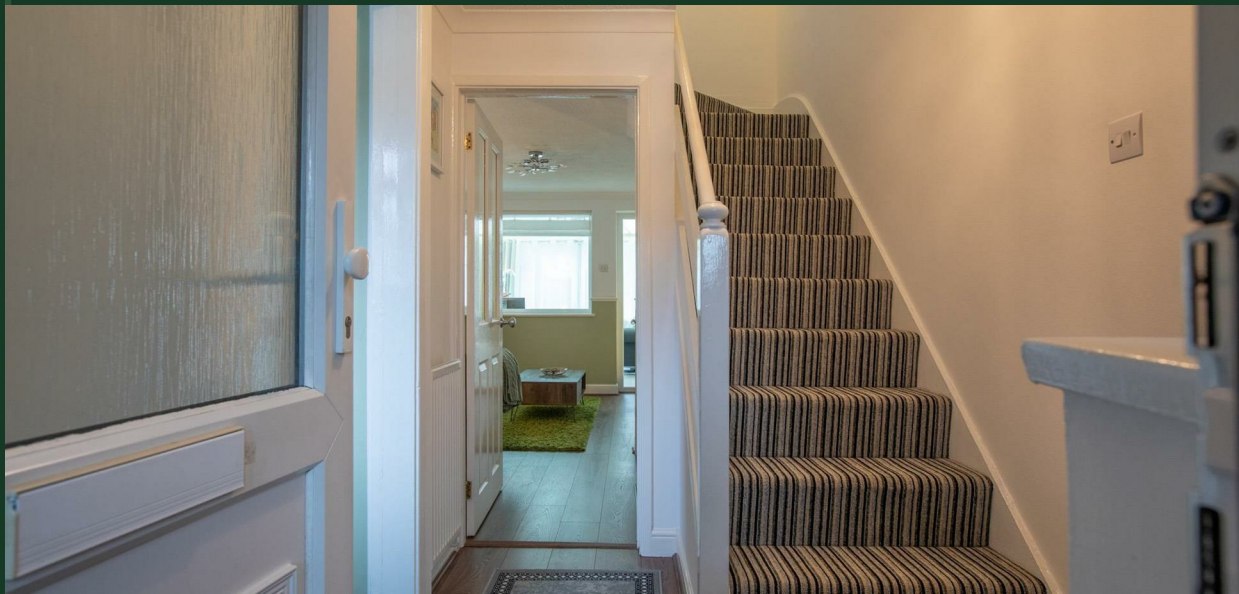
Offers in excess of £235,000

A beautifully presented two bedroom end of terrace home, 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

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

Management Fee

Gas - Mains

Electric - Mains

Water - Mains

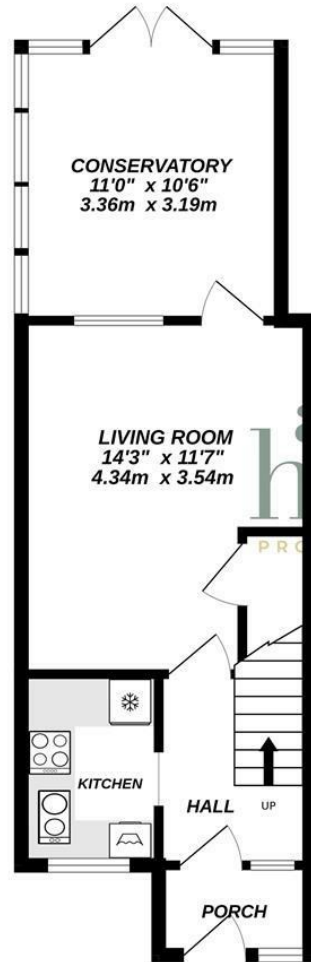
Drainage - Mains

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	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



CONSERVATORY
11'0" x 10'6"
3.36m x 3.19m

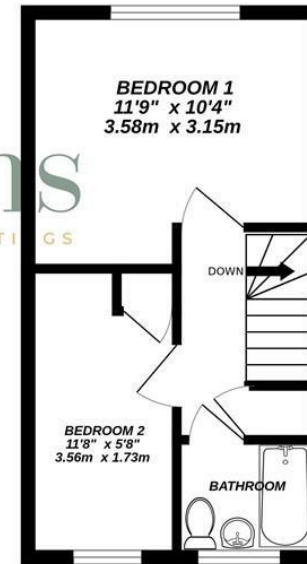
LIVING ROOM
14'3" x 11'7"
4.34m x 3.54m

KITCHEN

HALL UP

PORCH

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



BEDROOM 1
11'9" x 10'4"
3.58m x 3.15m

BEDROOM 2
11'8" x 5'8"
3.56m x 1.73m

BATHROOM



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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