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PROPERTY SALES & LETTINGS

Farne Way, Royal Wootton Bassett, SN4 8LX

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- First Floor Maisonette
- Gas Heating - Brand New Boiler
- Two Double Bedrooms
- Separate Kitchen
- Allocated Parking
- No Onward Chain
- 16ft Living Room
- Complete Renovation Required

31 Farne Way

Royal Wootton Bassett, SN4 8LX

£160,000

A two bedroom first floor maisonette requiring complete renovation, situated at the head of a cul-de-sac location on the fringes of the popular and established development of Woodshaw in Royal Wootton Bassett.

The accommodation comprises a private entrance hall with stairs leading straight up to the first floor landing. From the landing, doors lead to a spacious lounge/diner, a separate kitchen, bathroom and two good size bedrooms, with allocated parking directly behind. The property requires complete renovation and modernisation throughout, presenting an excellent opportunity for a first buyer or investor to remodel and finish to their own specification.

The property does benefit from gas central heating via a brand new Worcester combination boiler.

Offered with no onward chain and priced to reflect the works required, this is a straightforward refurbishment project in a well-regarded residential location, with the added advantage of a new boiler already in place.

To arrange a viewing or for more information, call Alan Hawkins Property Sales on 01793 840222.



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 available
download speed

Ground Rent £25 P/A

Service Charge £0

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	75	77
(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

First Floor
Area: 623 ft² ... 57.9 m²

Total Area: 655 ft² ... 60.9 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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