



Gainsborough Avenue, Royal Wootton Bassett, SN4 8JN

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PROPERTIES & LETTINGS

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- 2 Bedroom Semi-Detached Bungalow
- Large Block Paved Driveway
- Modern Kitchen/Diner
- Spacious Lounge
- uPVC Double Glazing
- Detached Garage
- Favourable Design
- Modern Shower Room
- Low Maintenance Gardens
- Combination Boiler

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11 Gainsborough Avenue Royal Wootton Bassett, SN4 8JN

Offers in excess of £300,000

This very well cared for two-bedroom semi-detached bungalow is ideally positioned just a few yards from local shops and only a short 10 minute stroll to the town's High Street, making it perfectly placed for convenience and everyday amenities.

The property is approached via a large block-paved driveway, providing off-road parking for at least three vehicles and leading to a detached garage complete with power, lighting, and a personal door from the garden.

Internally, the accommodation begins with a front entrance

porch, which also offers access through to the rear garden. From the inner hallway, doors lead to two well-proportioned bedrooms, a recently updated shower room fitted with a modern walk-in shower, a comfortable living room, and a spacious kitchen/diner that is perfect for both everyday use and entertaining.

Further benefits include uPVC double glazing and gas radiator central heating.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63

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

Tenure

Freehold

Gas - Mains

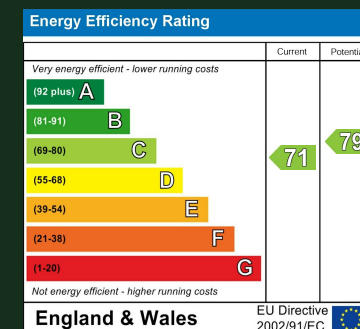
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

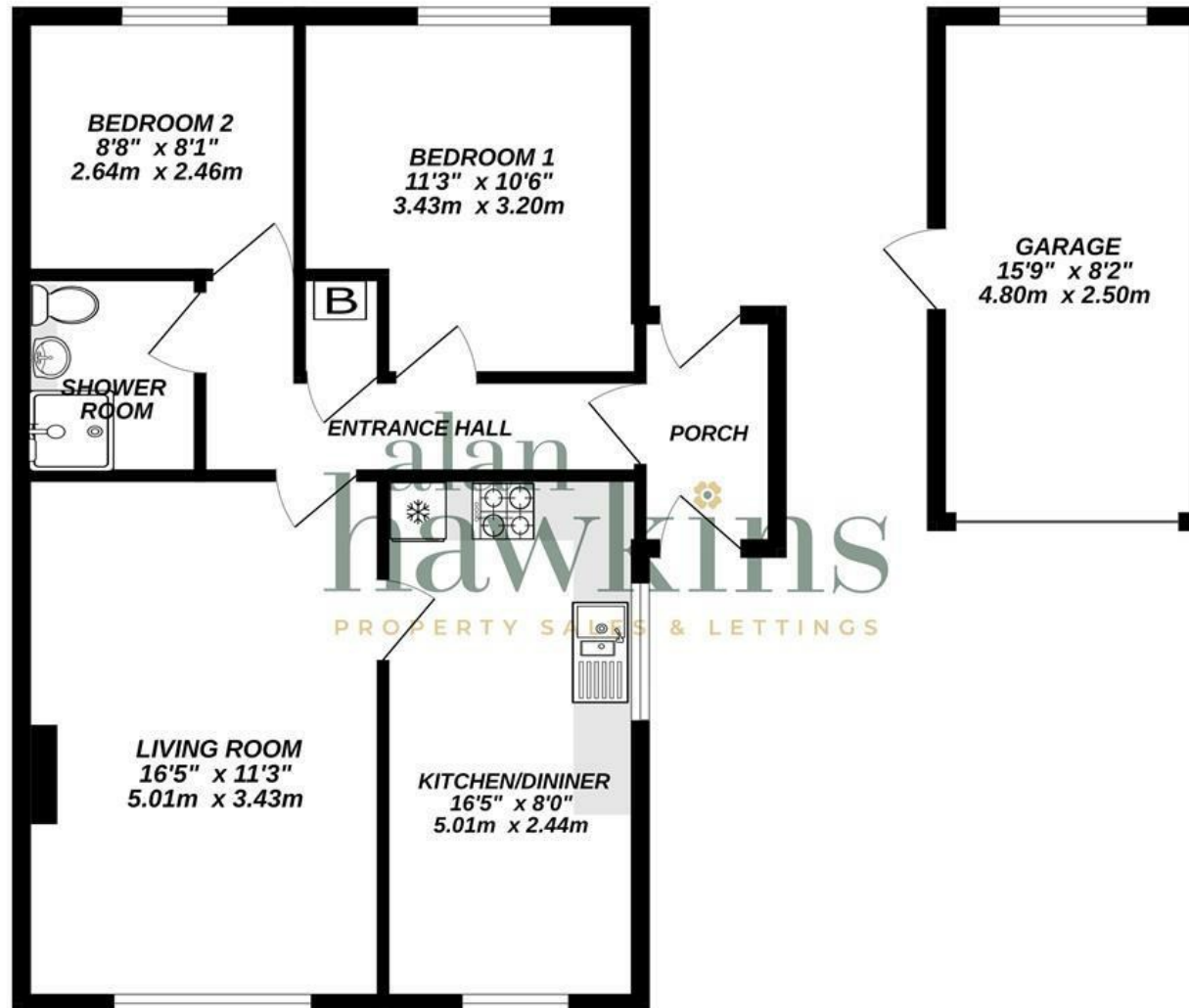








GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



620 SQ FT EXCLUDING GARAGE

TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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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.

