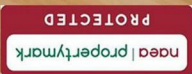


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk





alanhawkins.co.uk



PROPERTY SALES & LETTINGS

Energy Efficiency Rating	
EU Directive 2002/91/EC	Very energy efficient - lower running costs
A	(81-91)
B	(69-80)
C	(55-68)
D	(43-54)
E	(29-54)
F	(13-28)
G	(1-12)
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Very environmentally friendly - lower CO ₂ emissions
A	(81-91)
B	(69-80)
C	(55-68)
D	(43-54)
E	(29-54)
F	(13-28)
G	(1-12)
Not environmentally friendly - higher CO ₂ emissions	







PROPERTY SALES & LETTINGS



53 New Road, Royal Wootton Bassett, SN4 7DG

53 New Road, Royal Wootton Bassett, SN4 7DG

£265,000

Offered for sale with NO ONWARD CHAIN is this desirable 1920's three bedroom terrace house with parking ideally located just yards from Royal Wootton Bassett's High Street. Set back off new main road with a 50ft front gated garden, this property offers internally a front entrance hallway with staircase to the first floor landing, a bay windowed dining or living room to the front, a second reception room to the rear, a galley kitchen opening to a 15ft conservatory across the rear, two double bedrooms to the first floor, one single and a shower room. Outside and to the rear is an impressive and beautifully maintained south facing garden measuring over 100ft in length with driveway parking at the end for at least two vehicles.

Further benefits do include uPVC double glazing and gas radiator central heating. Contact our sales office today to request a virtual video tour and to book in a viewing.

- No Onward Chain
- Three Bedroom 1920's Terrace House
- Two Reception Rooms
- Conservatory
- Over 100ft Rear Garden
- Driveway Parking Behind
- South Facing Garden
- Virtual Tour Available

Viewings

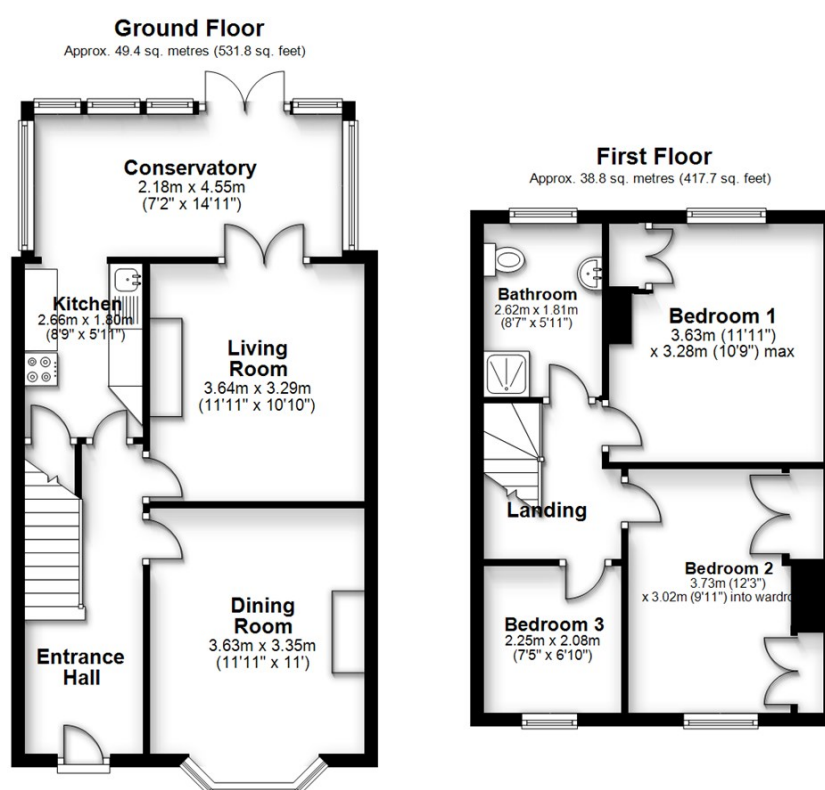
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Virtual Video Tour

A virtual video tour is available at sales@alanhawkins.co.uk



Total area: approx. 88.2 sq. metres (949.5 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

