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PROPERTY SALES & LETTINGS



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15 Wood Street, Royal Wootton Bassett, SN4 7BD



- Two Bedroom Cottage
- Driveway Parking
- No Onward Chain
- Beautifully Presented Throughout
- Kitchen/Diner
- Snug With Cast Iron Stove
- First Floor Bathroom
- Rear South-West Facing Garden
- Gas Combination Boiler



# 15 Wood Street, Royal Wootton Bassett, SN4 7BD

Guide price £275,000

For sale with NO ONWARD CHAIN is this stunning and beautifully presented two bedroom cottage with the added rarity of DRIVEWAY PARKING ideally located just yards from the towns high street!

Internally, the property benefits an entrance hallway with staircase to the first floor landing, a cosy living room with feature cast iron burner, an opening through to a dining area which is open plan to a beautifully chosen shaker style kitchen under a solid wood worktop with Belfast sink, integrated oven & hob and integrated fridge/freezer.

The first floor provides a spacious landing with airing cupboard, a family bathroom with shower over bath and two good size bedrooms.

Outside and to the rear, accessed via the kitchen is a private, low maintenance southerly facing garden with a brick built storage/utility room complete with power lighting, water and drainage as well as a useable outside toilet, ideal for when entertaining guests whilst to the front, as previously mentioned is driveway parking for at least 1 vehicle.

Viewings are highly recommended so call Alan Hawkins Property Sales today.

## **Outbuilding**

To the rear is a brick storage/utility room measuring 12ft x 7'11 and benefits power & lighting.

## **Viewings**

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

## **Council Tax - Wiltshire Council**

Tax Band B For year 2022/23 = £1,692.03

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





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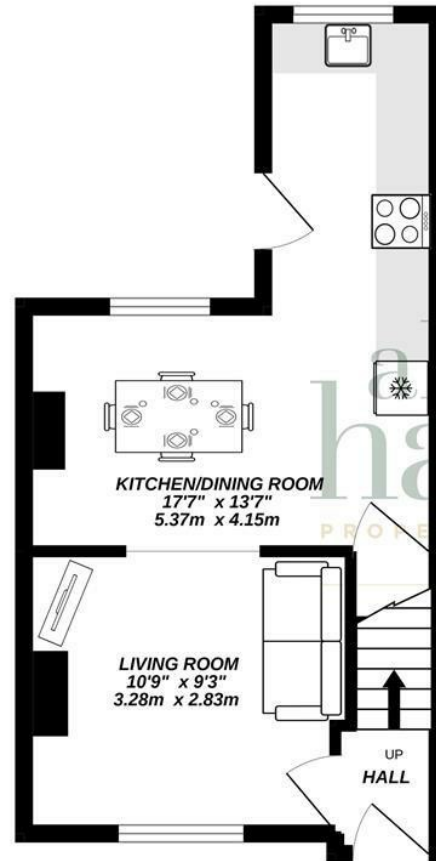








GROUND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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alanhawkins.co.uk



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