



Byron Avenue, Royal Wootton Bassett, SN4 8EY

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PROPERTY SALES & LETTINGS





- 2 Bedroom Semi-Detached Bungalow
- Updated Electrics
- Conservatory
- Maintenance Free South Facing garden
- Viewing Highly Recommended

- Beautifully Presented
- New Boiler & Radiators.
- Garage + 3 Car Parking
- Cul-De-Sac Location



# 19 Byron Avenue Royal Wootton Bassett, SN4 8EY

**Guide price £280,000**

A beautifully presented and newly updated 2 bedroom semi-detached bungalow of traditional construction with solid internal walls situated in a cul-de-sac location in this popular and bustling market town of Royal Wootton Bassett. This impressive and spacious property occupies a good plot size with front and rear gardens, a lengthy driveway leading to a detached garage. Internally the property comprises an entrance hall with tiled flooring, spacious refitted kitchen with integrated oven & hob, a refitted shower room, two bedrooms, and spacious lounge with a quality conservatory. From the hall, a loft hatch with ladder access leads to useful loft space which is boarded, carpeted and benefits from velux windows whilst also housing the newly

fitted Worcester Bosch combination boiler. To the rear is a south facing maintenance free garden with a lovely decked seating area. All in all, a property that sure to please. Call Alan Hawkins Property Sales to arrange a viewing on 01793 840222.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band 'C' For year 2022/23 = £1933.75

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

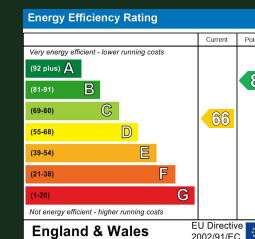
## Tenure

Freehold

## Management Fee

Not Applicable

## Energy Efficiency Rating (England & Wales)







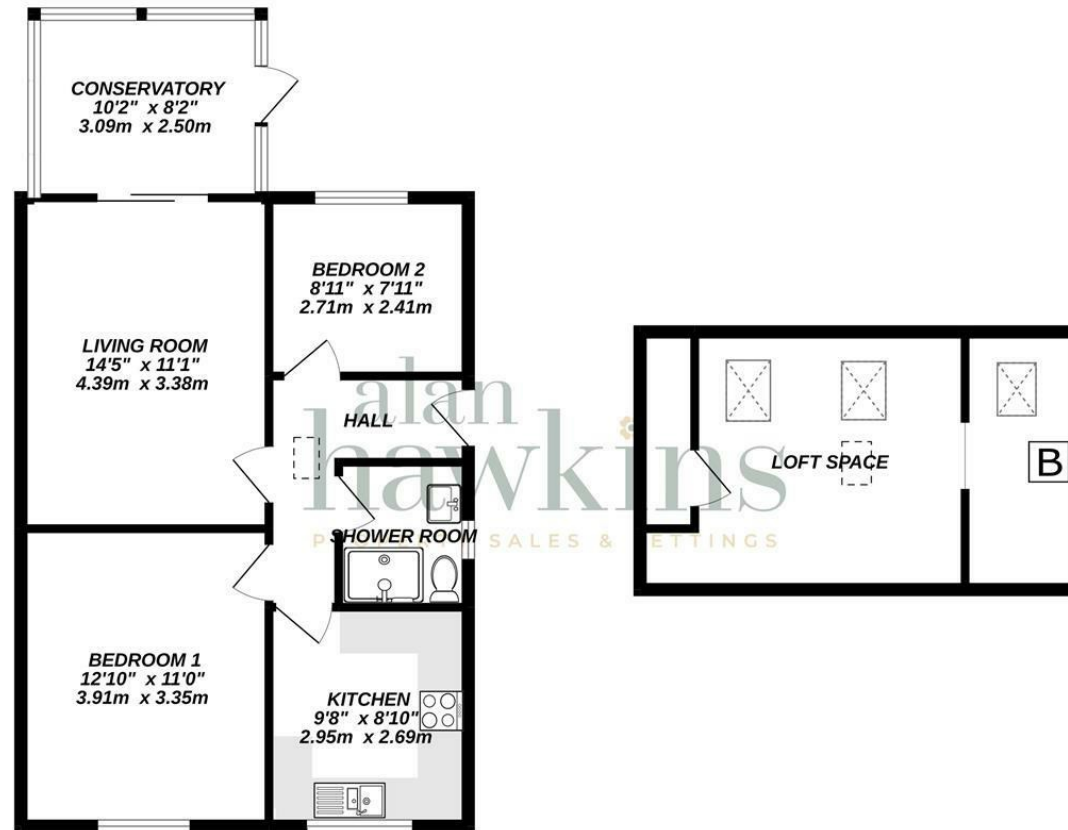








GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 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.

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