

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



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65 Nore Marsh Road, Royal Wootton Bassett, SN4 8BH

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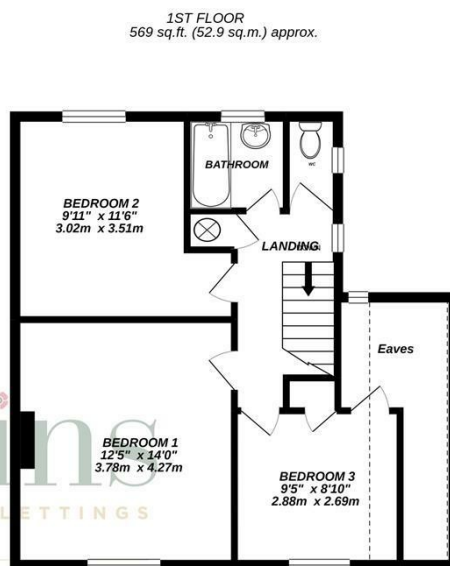
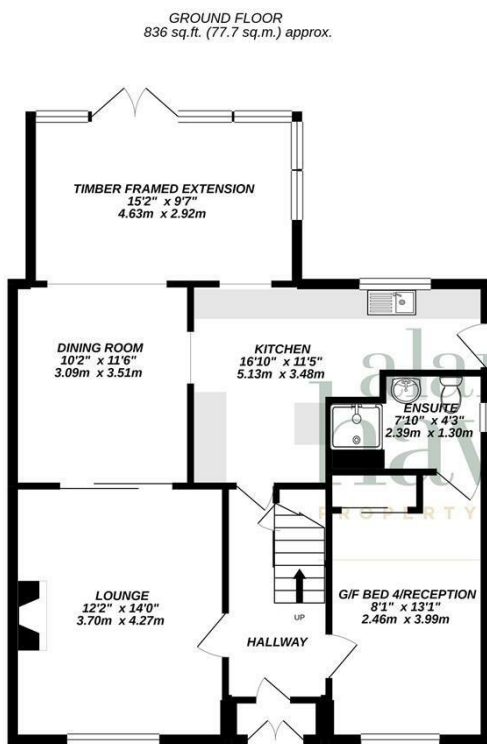
Offers in excess of £325,000

For sale with NO ONWARD CHAIN is this attractive four bedroom extended semi-detached house with detached garage situated in a popular, centrally located and established residential location in the market town of Royal Wootton Bassett. Constructed with solid internal walls and featuring parquet flooring to the majority of downstairs, the internal layout comprises a front entrance porch and hallway, a ground floor bedroom four with en-suite shower room, living room with opening through to a dining area which sides onto the kitchen and a rear timber framed extension looking out onto the garden. The first floor offers two large double bedrooms, one large single bedroom and a family bathroom. Outside and to the front is a block paved driveway with extra parking to accommodate around five vehicles which extends up to a detached garage. Side access leads to a generous and non-overlooked rear garden with patio and garden laid to lawn.

All-in-all a very pleasing property that really must be viewed. Call Alan Hawkins Property Sales on 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



**TOTAL FLOOR AREA: 1405 sq.ft. (130.6 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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