



alan
hawkins

Swinburne Place, Royal Wootton Bassett, SN4 8LE

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- Semi Detached Bungalow
- No Onward Chain
- Garage & Driveway
- Bathroom
- Short Walk To Bus Stops
- Two Bedrooms
- Conservatory
- Recently Installed Combi Boiler
- Short Walk To Local Shops
- 10 Min Walk To High Street



15 Swinburne Place Royal Wootton Bassett, SN4 8LE

£275,000

Offered to the market with no onward chain is this two bedroom semi-detached bungalow, pleasantly situated in Royal Wootton Bassett. The property benefits from a driveway providing off-street parking leading to a single garage with power & lighting, together with a conservatory and an enclosed rear garden.

The accommodation is arranged around an entrance hallway and includes a fitted kitchen, a comfortable living room, bathroom, and two bedrooms, with bedroom two providing access to the conservatory

overlooking the garden.

Externally, the property features a low-maintenance front garden, while to the rear is an enclosed lawned garden creating a versatile outside space.

This bungalow presents an excellent opportunity for those seeking a home to make their own, within easy reach of the town's amenities and transport links.

Further benefits include uPVC double glazing and gas radiator central heating via a newly installed combination boiler.



Viewings

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

Council Tax: Wiltshire

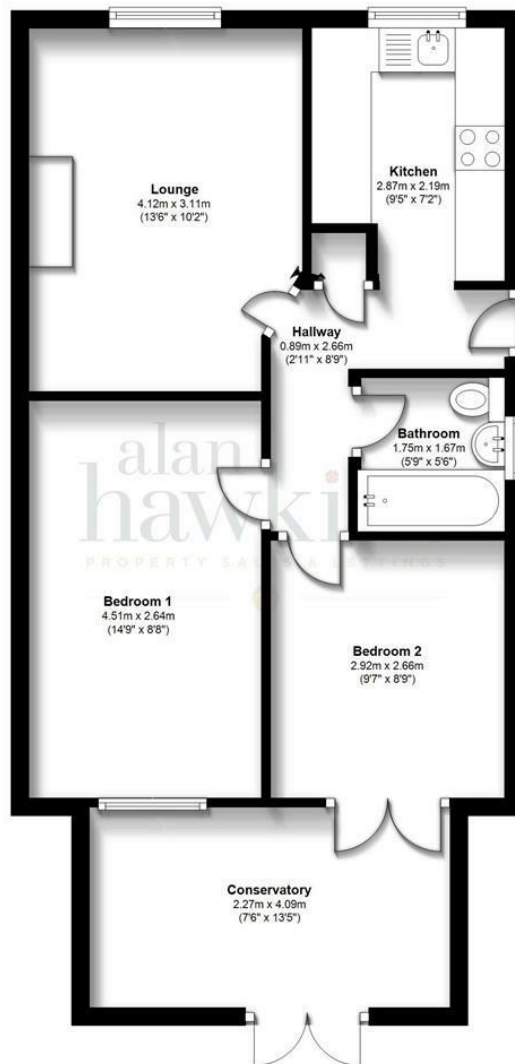
Tax Band C For year 2025/26 = £2269.63
For information on tax banding and rates,
please call Wiltshire

Heating - Gas
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1600* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 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.