



24 Sprats Barn Crescent, Royal Wootton Bassett, SN4 7JP

- Three Bedroom Town House
- Brick Based Conservatory
- Low Maintenance Rear Garden
- Cloakroom & Storage
- Upgraded Kitchen With Integral Appliances
- Modern Double Shower Room
- En-Suite Shower Room
- Allocated Parking
- uPVC Double Glazing
- Gas Radiator Central Heating



24 Sprats Barn Crescent, Royal Wootton Bassett, SN4 7JP

£290,000

A well presented three bedroom mid terrace town house with CONSERVATORY pleasantly located on Sprats Barn Crescent, a short level walk to the towns bustling High Street and local academy. Internally, this property comprises an entrance hall, a replacement kitchen (fitted Dec 2016) with integrated 'Bosch' appliances and wine cooler, cloakroom and living room benefiting bi-folding doors to a quality brick based conservatory. The first floor provides one double bedroom with wall to wall bespoke fitted wardrobes, one single bedroom and a newly replaced shower room with double width shower. The second floor provides the master bedroom with built in wardrobes and an en-suite shower room. Outside and to the rear is a fully enclosed low maintenance garden laid to artificial grass with gated access to one allocated parking space behind. Further attributes include uPVC double glazing and gas radiator central heating. Call Alan Hawkins Property Sales today for more information or to arrange a viewing.

Viewings

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

Council Tax - Wiltshire Council

Council Tax Band D

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

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.



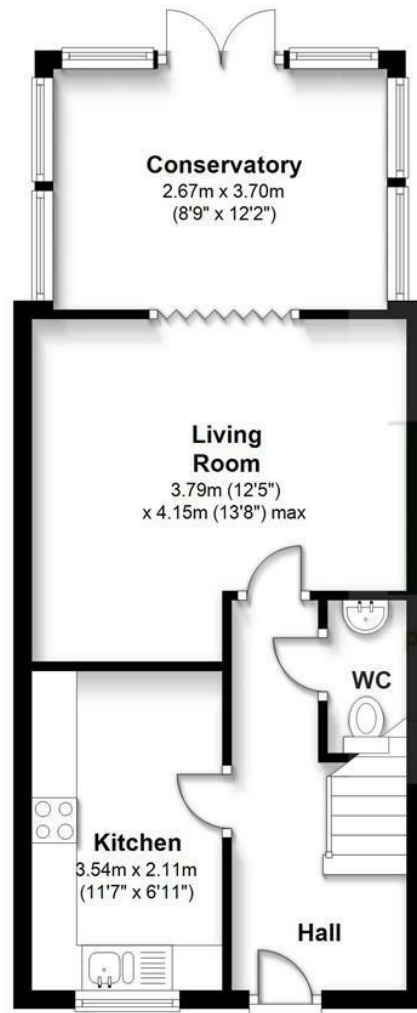






Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



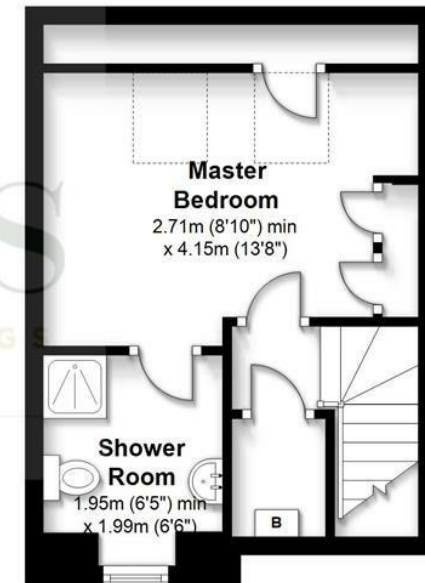
First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.0 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 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.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.

alanhawkins.co.uk



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

