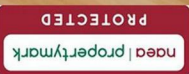


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



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37 Noredown Way, Royal Wootton Bassett, SN4 8BL

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Offers in excess of £325,000

A mature three bedroom semi-detached house in need of refurbishment situated in a highly favoured residential location in the centre of Royal Wootton Bassett. Constructed in c1961 this popular style semi-detached house offers an additional front entrance porch leading to an entrance hall, living room, separate dining room with patio doors to the rear garden, kitchen and side extension to now incorporate a utility area and downstairs WC as well as internal access to the attached 19ft garage/store complete with electric roller door. Upstairs are three good size bedrooms, bathroom and separate WC. To the outside are mature gardens front and back being mainly laid to lawn with storage shed and driveway parking to the front. The property does also benefit gas heating via a 'Vaillant' combination boiler.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

Viewings

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

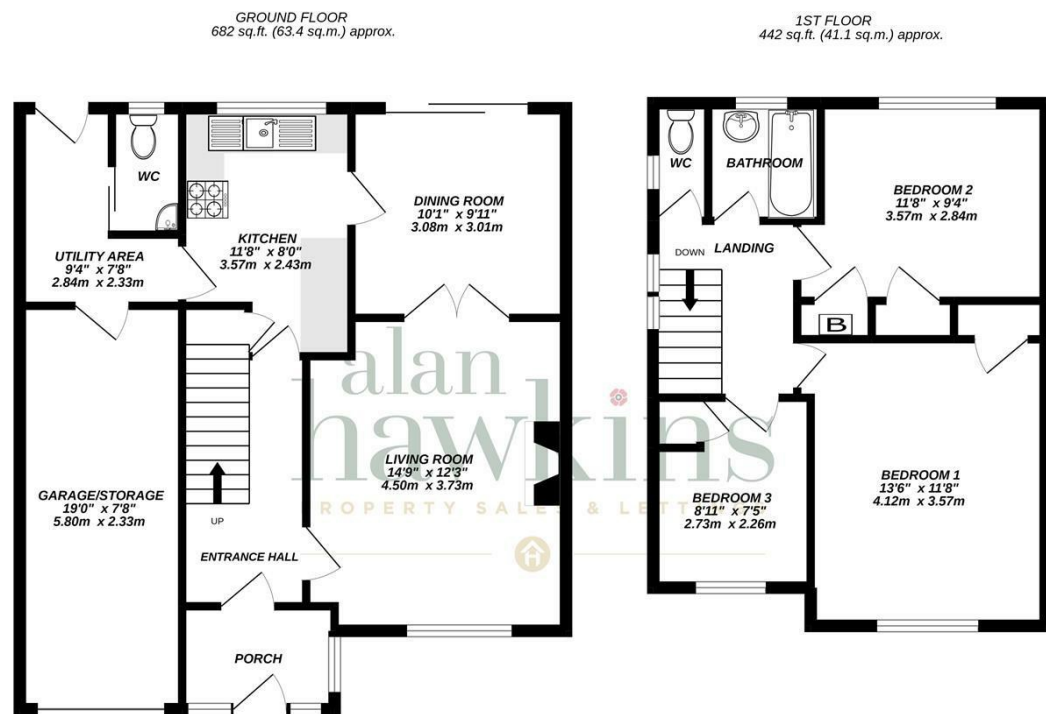
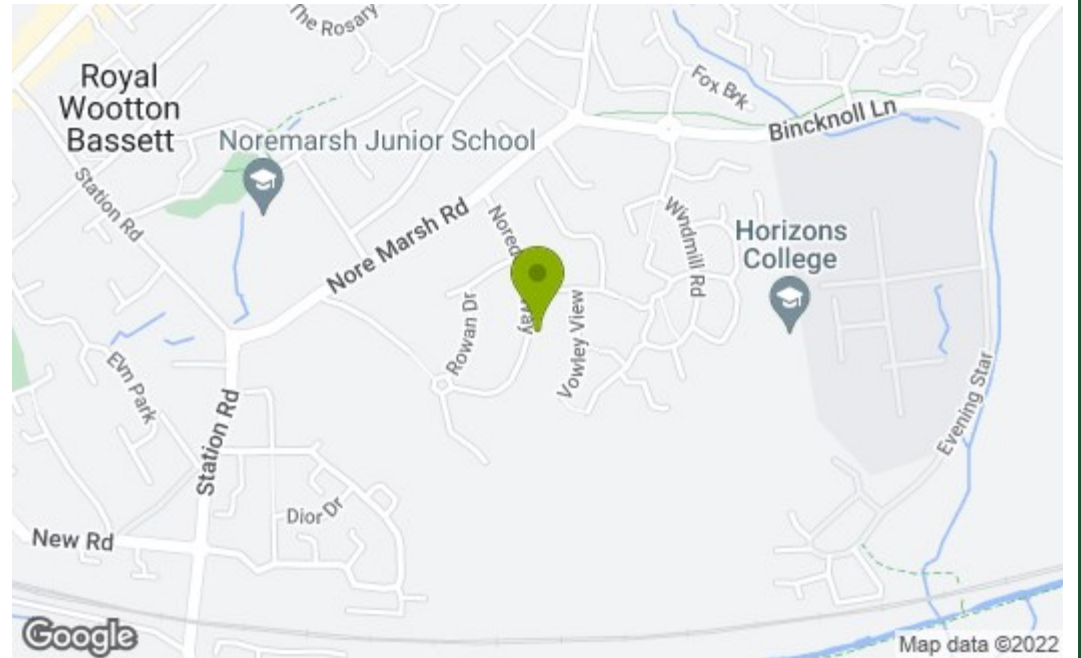
Council Tax - Wiltshire Council

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.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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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