

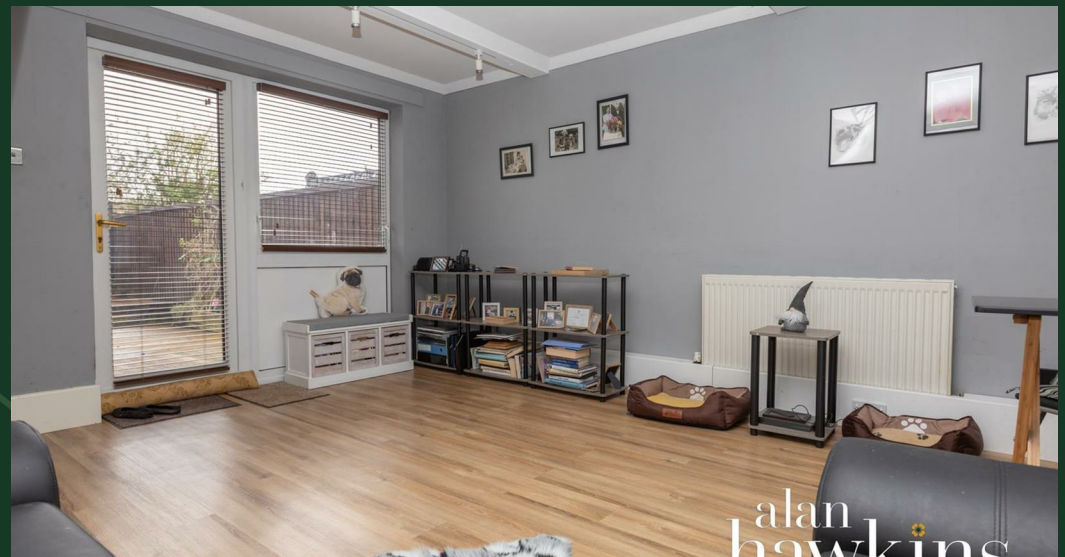


alan
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Westbury Park, Royal Wootton Bassett, SN4 7DL

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PROPERTY SALES & LETTINGS



- Two Bedroom Mid Terrace House
- Council Tax Band A
- Good Size Kitchen
- On Street Parking
- uPVC Double Glazing

- South Facing Rear Garden
- Entrance Porch
- Two Good Size Bedrooms
- Walking Distance To High Street
- Gas Radiator Central Heating



43 Westbury Park Royal Wootton Bassett, SN4 7DL

Guide price £199,995

An extended Two bedroom terrace house with SOUTH FACING non-overlooked low maintenance rear garden situated within a cul-de-sac location on the southern fringes of Royal Wootton Bassett.

This home benefits a good size entrance porch which in turn leads into a good size kitchen with an opening through to a good size living/dining room with door opening to a southerly facing garden. Stairs from the living room lead to a first

floor landing, bathroom and two well proportioned bedrooms.

Outside are low maintenance gardens front and rear with road side parking to the front. The property also benefits uPVC double glazing and gas radiator heating.

For more information or to request a viewing, contact Alan Hawkins Property Sales today on 01793 840222



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2023/24 = £1608.02

For information on tax banding and rates, please call Wiltshire Council



Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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