



Buxton Way, Royal Wootton Bassett, SN4 8JB

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PROPERTY SALES & LETTINGS



- Modern Three Bedroom Home
- Kitchen/Diner To Rear
- En-suite Shower Room
- Side Gated Access
- Beautifully Presented Throughout
- Conservatory
- Cloakroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Viewings Highly Recommended



48 Buxton Way Royal Wootton Bassett, SN4 8JB

£300,000

An EXTENDED three bedroom semi-detached family home, beautifully presented and situated on this popular development, ideally located within easy reach of local schools and a short level walk of the main high street.

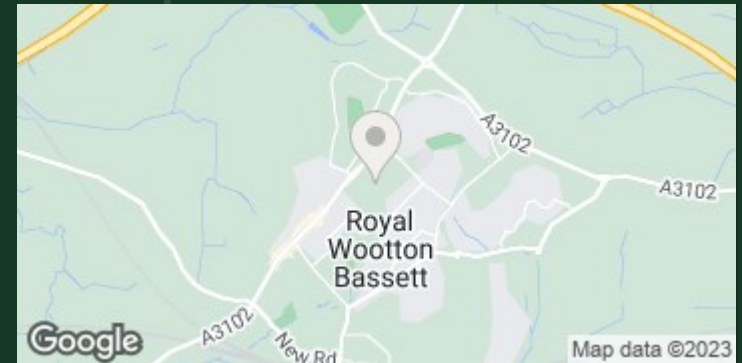
This particular property constructed to the more favoured design with kitchen/diner to the rear also benefits from off road parking for two vehicles and an enclosed west facing rear garden with side gated access.

The accommodation internally comprises an entrance hallway with stairs to the first floor

landing, cloakroom, living room, kitchen/diner and the addition of a conservatory constructed in 2020. To the first floor is a family bathroom and three bedrooms with the master enjoying an en-suite shower room and fitted wardrobes.

Additional features include window shutters throughout, gas radiator central heating via a combination boiler and uPVC double glazing. There is also the added benefit of the remainder of the original 10 yr NHBC warranty.

To arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

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

Management Fee: TBC

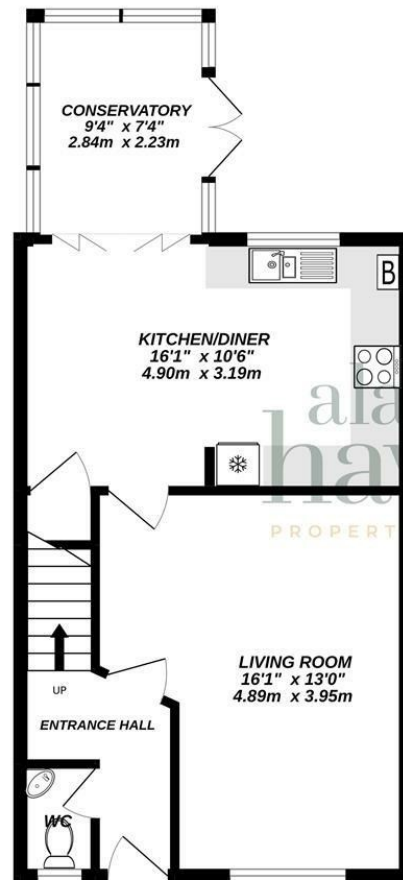
£108.30 Per Annum

Energy Efficiency Rating (England & Wales)

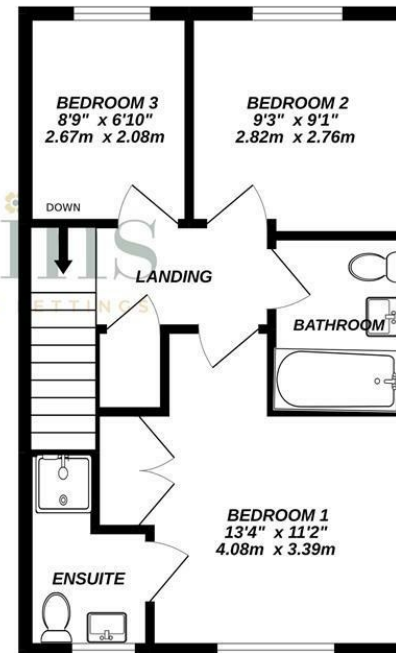
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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