

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
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16 Briars Close, Royal Wootton Bassett, SN4 7HX

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£220,000

A must see, BEAUTIFULLY PRESENTED two bedroom END OF TERRACE home with private rear garden and GARAGE nearby, situated in traffic free cul-de-sac positioned within walking distance to Royal Wootton Bassett's bustling High Street. This property comprises to the ground floor, a front entrance porch, spacious living room, a modern and recently fitted kitchen/diner with door to the rear garden, an impressive master bedroom, a good size second bedroom and a bathroom. Outside to the rear is a non overlooked low maintenance fully enclosed rear garden with gated access to the garage and parking area for up to two vehicles. Further attributes include uPVC double glazing throughout and gas radiator central heating. Viewings are highly recommended so do not delay, contact Alan Hawkins Property Sales today.

Council Tax - Wiltshire Council

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

Viewings

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

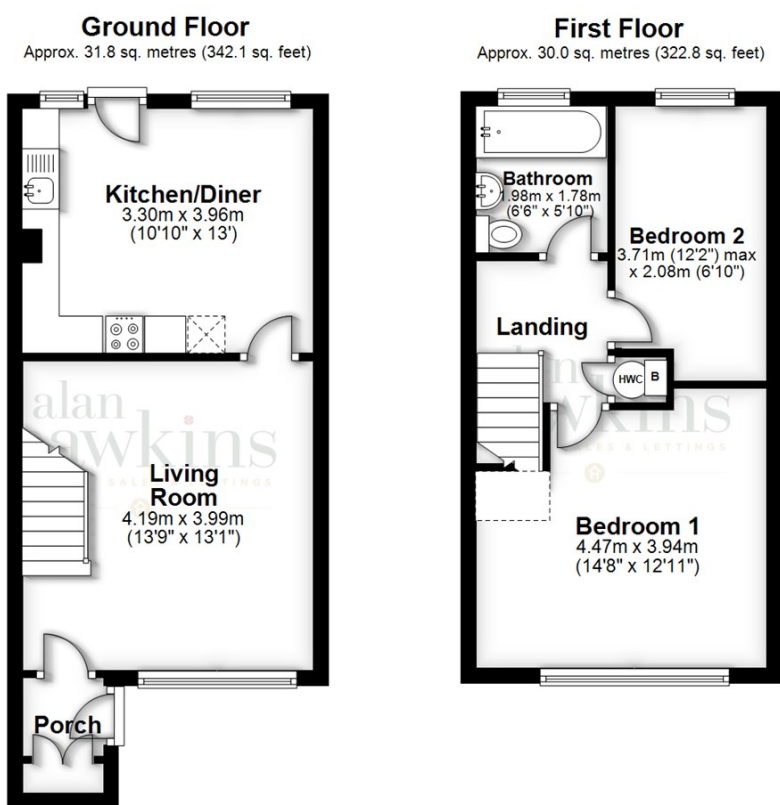
Royal Wootton Bassett

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.



Energy Efficiency Rating	
Current	Potential
	88
	71
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Total area: approx. 61.8 sq. metres (665.0 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.

