



Gainsborough Avenue, Royal Wootton Bassett, SN4
8LB

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PROPERTY SALES & LETTINGS



- Extended 4 Bedroom Semi-Detached
- Integrated Appliances
- 4 Bedrooms
- Private and spacious Rear Garden
- Viewing recommended
- Newly fitted 'Wren' Kitchen
- Open Plan Dining area/Family Room
- Garage + 3 Car Parking
- Close to High Street & Academy

52 Gainsborough Avenue Royal Wootton Bassett, SN4 8LB

**Offers in excess of
£360,000**

A well presented FOUR bedroom semi-house that has been EXTENSIVELY EXTENDED to make for more comfortable and spacious living. The house is conveniently located with great access for Schools, Wootton Bassett High Street and J16 of the M4. The property comprises an entrance hall leading to the newly fitted 'Wren' Kitchen with integrated appliances, dining room which is open-plan the large & spacious family room with sliding patio doors leading to the fully enclosed and surprisingly private rear garden which also enjoys a westerly aspect and measures c50ft in length. To the first floor there are four bedrooms with family bathroom. Externally there is a single garage with driveway parking for 3 vehicles and grassed area to the front. The property further benefits from uPVC windows gas fired central heating. To arrange a viewing, please do contact Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

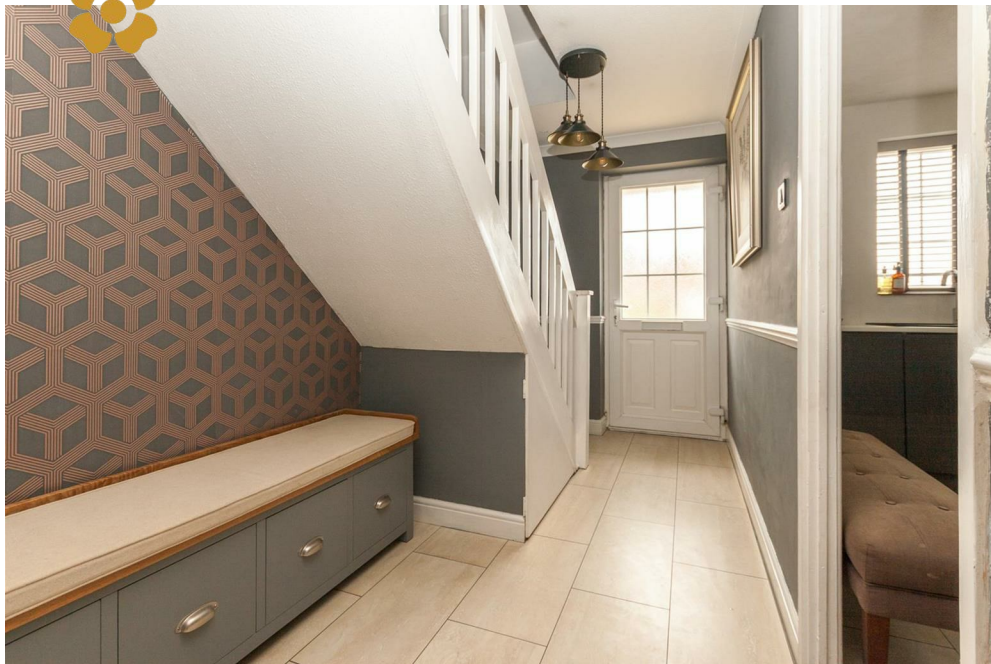
Tax Band D For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

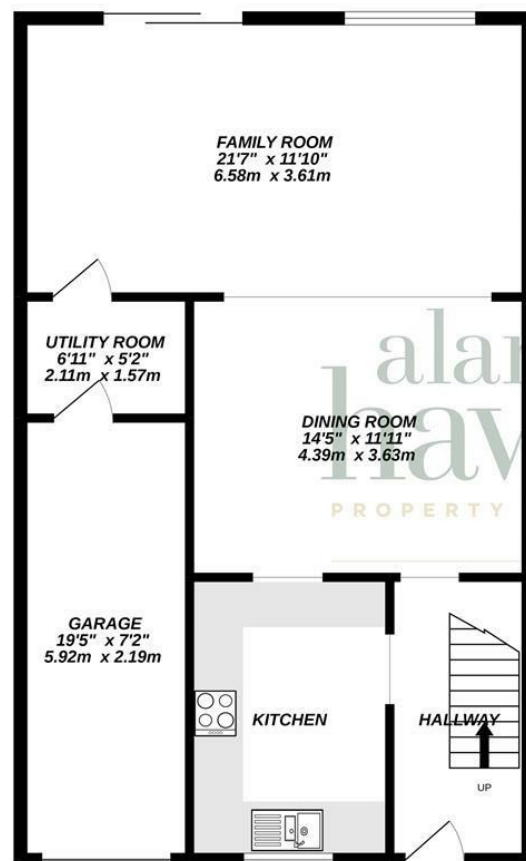
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



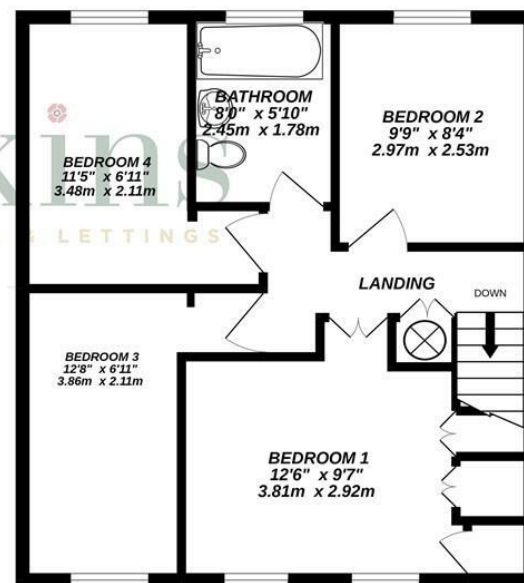




GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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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.

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