

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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36 Middle Ground, Woodshaw, Royal Wootton Bassett, SN4 8LJ

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Offers in excess of £350,000

A surprisingly spacious extended 4 bedroom links semi-detached house situated at the head of a small cul-de-sac in the popular location of Woodshaw, providing easy access to m4 j16, main bus route, local amenities and countryside and canalside walks. Originally constructed in mid 1980's and later extended c2005, this spacious property, boasting c 1300 sq ft of accommodation comprises an entrance hall, lounge with gas flame fire, dining room, conservatory and an extended kitchen/breakfast room, perfect for the growing family, cloakroom and an additional room, perfect for a play room or study to the rear. To the first floor are 4 good sized bedrooms, a family bathroom with corner bath and en-suite shower room to the master.

To the rear is a fully enclosed garden with patio and lawn, whilst to the front is off road parking for 2 vehicles. Further attributes include uPVC double glazing throughout and gas radiator central heating.

To arrange a viewing, call Alan Hawkins Property Sales today on 01793 840222.

Viewings

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

Council Tax - Wiltshire Council

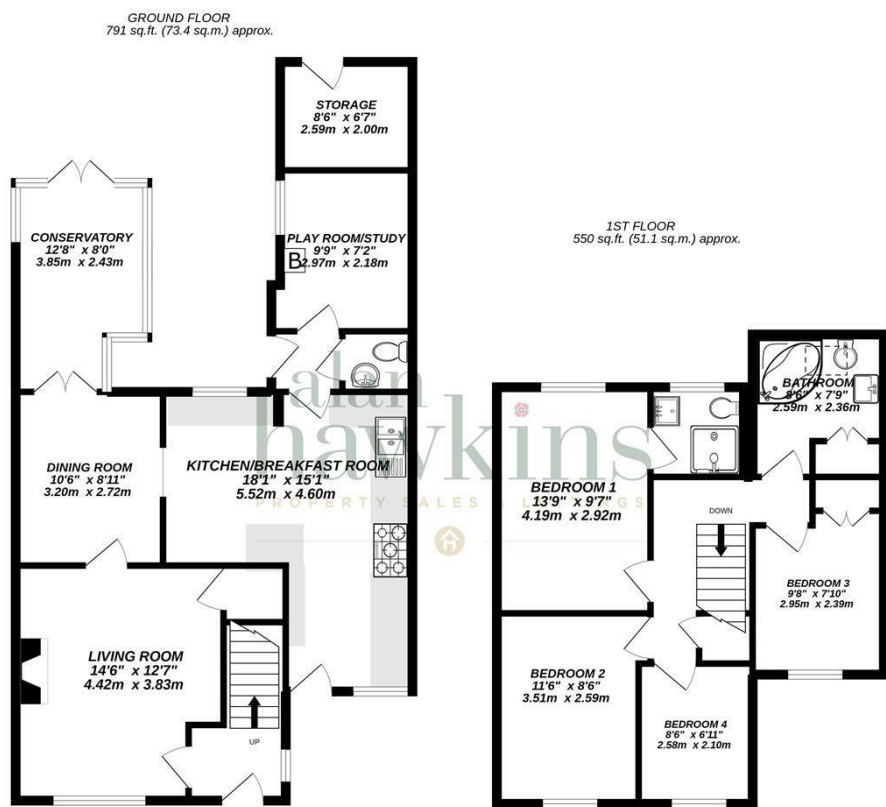
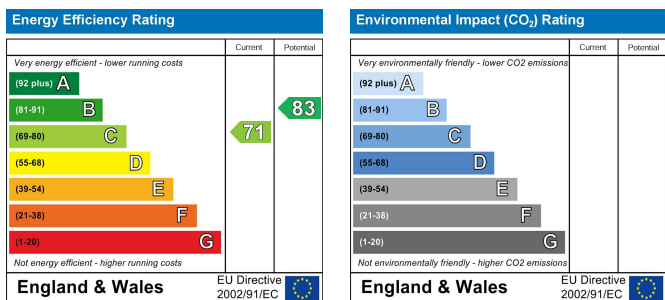
Tax Band 'D' For year 2022/23 = £2175.48

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

Tenure

Freehold.

- **Extended 4 Bedroom Linked-Semi**
- **3 receptions**
- **Extended Kitchen/Dining room**
- **Cloakroom**
- **Conservatory**
- **Master bedroom with en-suite**
- **2 Car Off Road parking**
- **Cul-de-sac Location**
- **1340 Sq Ft of accommodation**
- **Viewing Recommended**



Whitit 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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