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**Badger Close, Royal Wootton Bassett, SN4 7SJ**

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- Attractive Semi-Detached House
- Brick Based Conservatory
- Driveway Parking To The Side
- Gas Central Heating
- No Onward Chain
- Two Double Bedrooms
- Non-Overlooked Rear Garden
- First Floor Shower Room
- uPVC Double Glazing

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# 8 Badger Close Royal Wootton Bassett, SN4 7SJ

£250,000

Occupying a peaceful position at the head of a small cul-de-sac in the desirable town of Royal Wootton Bassett, this smartly presented two bedroom semi-detached home is ideally located within a short walk of local shops and a nearby green space.

Recently redecorated and benefiting from brand new flooring throughout, this property offers fresh, move-in ready accommodation. A spacious entrance hall with stairs to the first floor leads to a well-appointed kitchen with space for an upright fridge/freezer and a freestanding oven. The bright living room is also accessed from the hallway and opens into a brick-based uPVC double glazed conservatory, an ideal space to relax or entertain, with views over the private, non-overlooked rear garden.

Upstairs, the home offers two

double bedrooms with a dual aspect bedroom one and a contemporary shower room.

Additional features include uPVC double glazing, gas central heating, and driveway parking for at least two vehicles to the side.

With no onward chain, this is an excellent opportunity to secure a beautifully refreshed home in a quiet and convenient location – perfect for first-time buyers, downsizers or investors. Early viewing is highly recommended.



## Viewings

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

## Council Tax: Wiltshire Council

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

## Tenure

Freehold

Gas - Mains

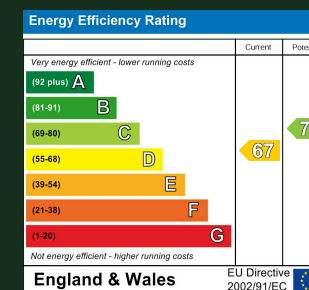
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available  
download speed

## Energy Efficiency Rating (England & Wales)









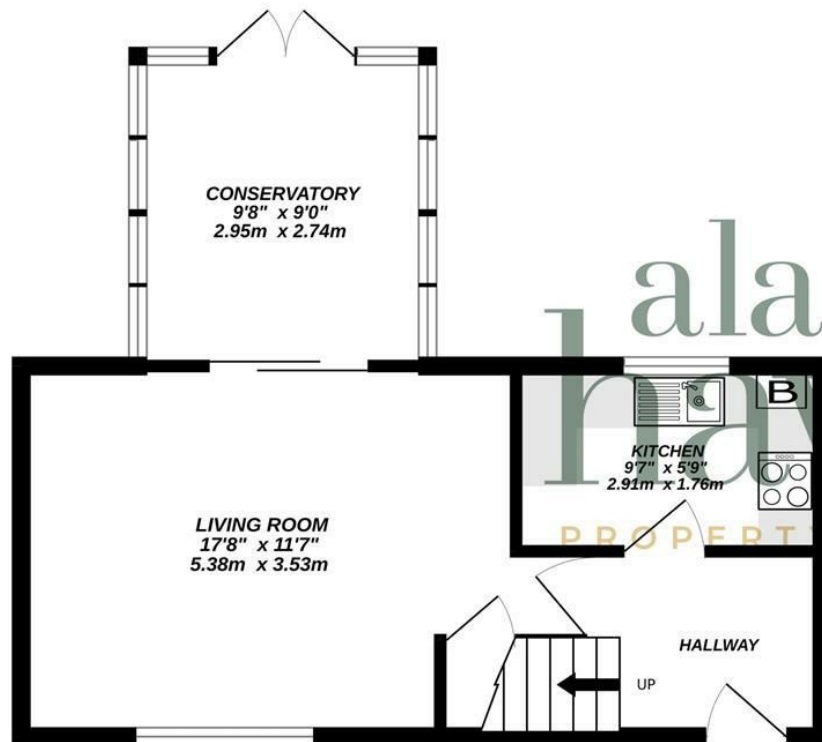




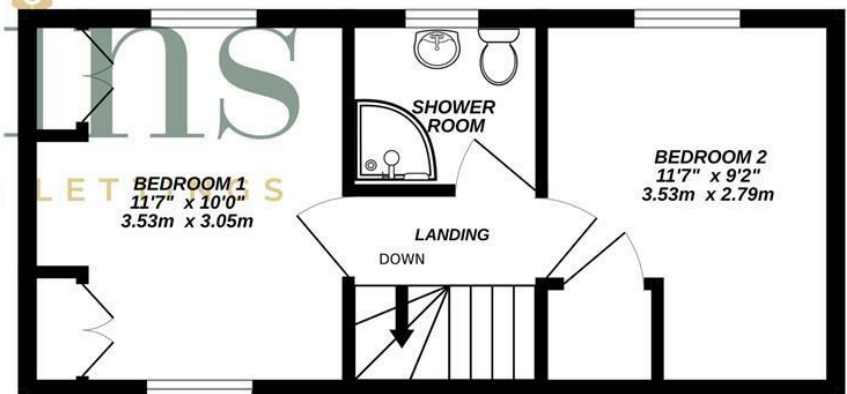




**GROUND FLOOR**  
377 sq.ft. (35.0 sq.m.) approx.



**1ST FLOOR**  
292 sq.ft. (27.1 sq.m.) approx.



**TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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## Alan Hawkins

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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.

