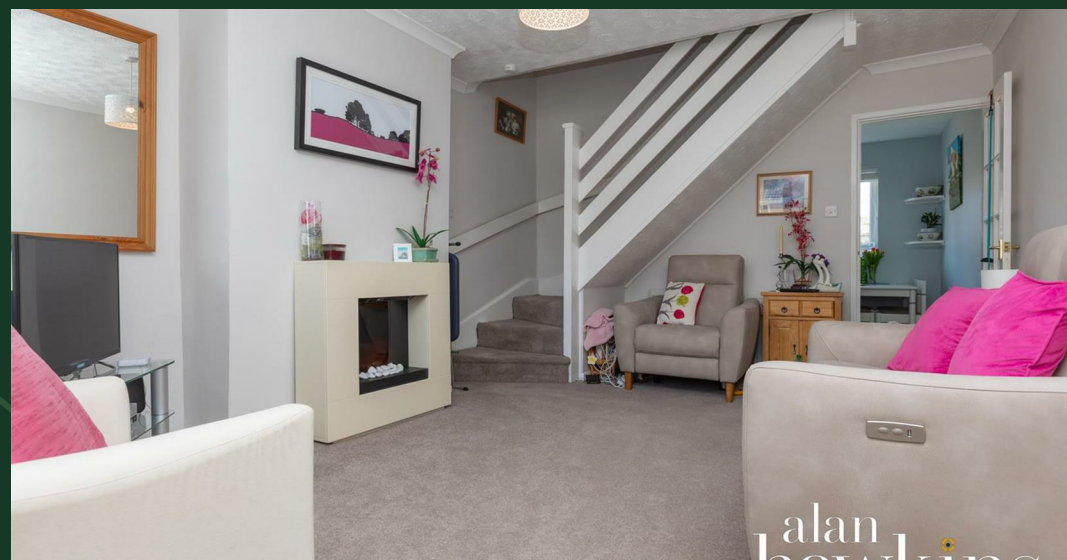




Middle Ground, Royal Wootton Bassett, SN4 8LJ

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- Two Double Bedroom Semi-Detached
- Beautiful Kitchen/Diner
- Downstairs Wet Room
- Driveway Parking
- Electrics Updated c2021
- Recently Updated & Modernised
- Separate Utility Room
- Store Room
- Boiler Installed c2022
- Viewings Highly Recommended!



22 Middle Ground Royal Wootton Bassett, SN4 8LJ

£260,000

An attractive modern and very well maintained TWO DOUBLE BEDROOM semi-detached home benefiting a STUNNING KITCHEN DINER, separate utility room and downstairs wet room situated in the popular Woodshaw development in Royal Wootton Bassett.

This fantastic property offers internally a front entrance porch, living room with stairs to the first floor landing, a stunning kitchen/diner with central island as well as a separate utility room, downstairs wet room with WC and the remainder of a garage as storage.

This more favourable first floor layout include a central modern bathroom with side

window and two double bedrooms either side with fitted wardrobes to bedroom two.

Outside and to the front is driveway parking for two vehicles with a tidy and well maintained low maintenance garden, to the rear is a fully enclosed garden with raised borders, established shrubs and paving.

Further attributes include uPVC double glazing, gas radiator central heating via a modern combi boiler, uPVC soffits & fascias and updated electric consumer unit.

A property sure to please! Contact Alan Hawkins Property Sales today to arrange a viewing.




Viewings

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

Council Tax: Wiltshire Council

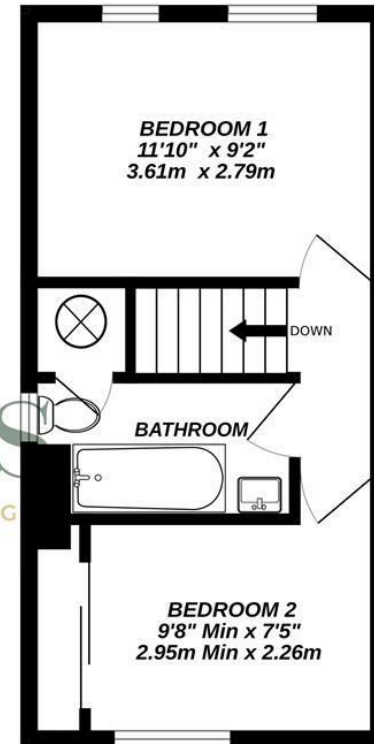
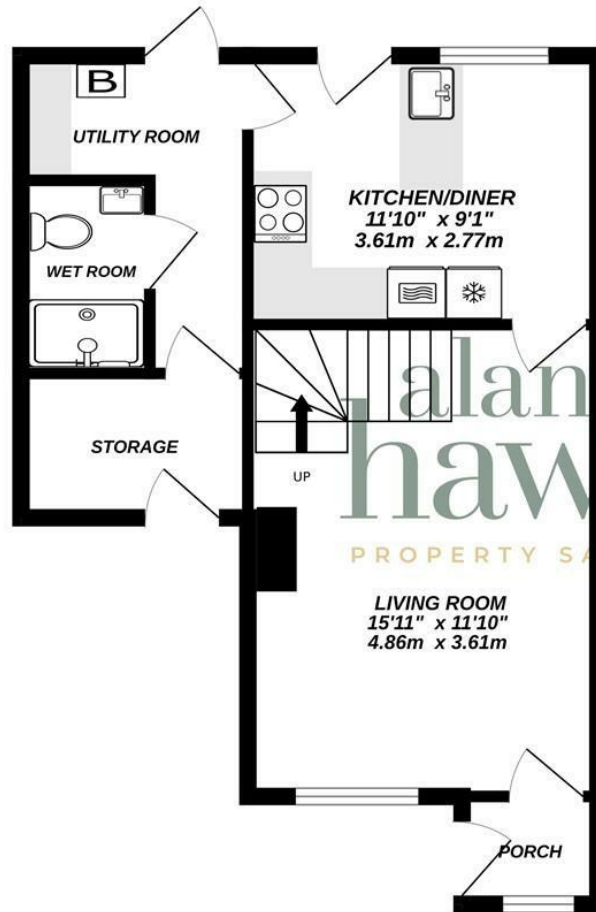
Tax Band C For year 2024/25 = £2144.02
For information on tax banding and rates,
please call Wiltshire Council

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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
429 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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.
Made with Metropix ©2024