

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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65 Fairfield, Royal Wootton Bassett, SN4 7HL



# 65 Fairfield, Royal Wootton Bassett, SN4 7HL

## Offers in excess of £210,000

Offered for sale is this 3 Bedroom semi-detached, being only attached to a first floor maisonette! Situated favourably overlooking a small green, and benefitting from 'owned' solar panels to the front & rear elevation for maximum efficiency.

Situated in the market town of Royal Wootton Bassett, just a short walk from the local academy and High Street, this spacious home comprises a porch, entrance hallway, cloakroom, a modern kitchen/diner benefiting patio doors to the rear garden, 'L' shape living room with 'study space', three bedrooms to the first floor and family bathroom with a steel sit-in bath. Decorative wise, the property will be in need of some cosmetic enhancement.

Externally to the front is a low maintenance garden whilst to the rear is an enclosed garden in need of landscaping and benefits from a side gated access. In addition and directly to the side is non allocated parking for several vehicles.

To request a virtual viewing or for more information, contact Alan Hawkins Property Sales today.

- **3 Bedroom "Semi-Detached"**
- **Spacious Kitchen/Diner**
- **Lounge**
- **Three Good Bedrooms**
- **Ample Storage**
- **Solar Panels to Front & Rear (Owned)**
- **Some updating required.**
- **Ample Parking**
- **Gas Central Heating**

### 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

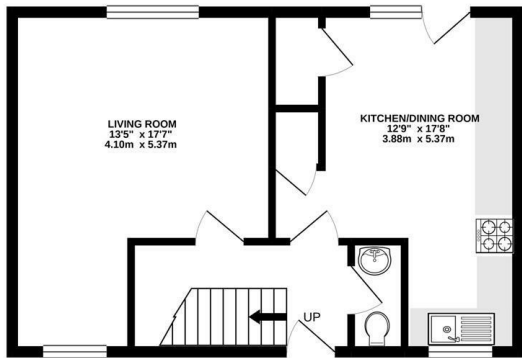
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

### Tenure

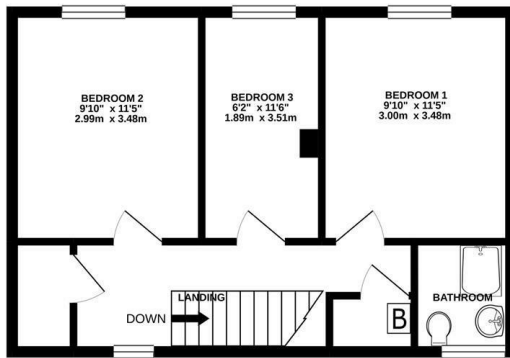
Freehold.



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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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