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PROPERTY SALES & LETTINGS

Gainsborough Avenue, Royal Wootton Bassett, SN4 8LB

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- Two Double Bedroom Semi-Detached
- 2 Bathrooms
- South West Facing Rear Garden
- No Onward Chain

- 20ft Garage Addition
- Modern Kitchen with Integrated Appliances
- 3-4 Car Driveway
- Viewing Highly recommended

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48 Gainsborough Avenue Royal Wootton Bassett, SN4 8LB

£269,950

Offer Chain free is this very well presented and much favoured TWO DOUBLE BEDROOM semi detached house situated on the popular Poets development within Wootton Bassett. Constructed in the early 70s this particular property benefits from gas central heating off a combination boiler, uPVC double glazing and exterior fascias and a larger than average attached garage (20ft) with electric roller door. Briefly the accommodation comprises an entrance hall, modern bathroom, an attractively duck egg blue kitchen with built-in Neff & Smeg appliances, lounge with patio doors to the enclosed rear garden. To the first floor are two double bedrooms with an en-suite shower room to the rear bedroom. Outside is a double width block paved driveway providing parking for 3-4 vehicles with access through the garage to the rear garden which is fully enclosed south westerly facing garden laid to patio and lawn. A fine example of this spacious and ever popular style of semi-detached house. A viewing is very highly recommended.

Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63

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

Tenure

Freehold

Services

Flood Risk: Very Low

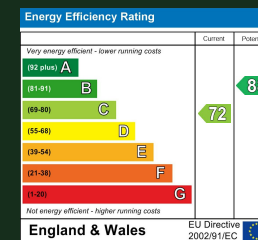
Internet Speeds: Up to 1000 mbps

Gas: Mains

Water & Waste: Mains

Electric: Mains.

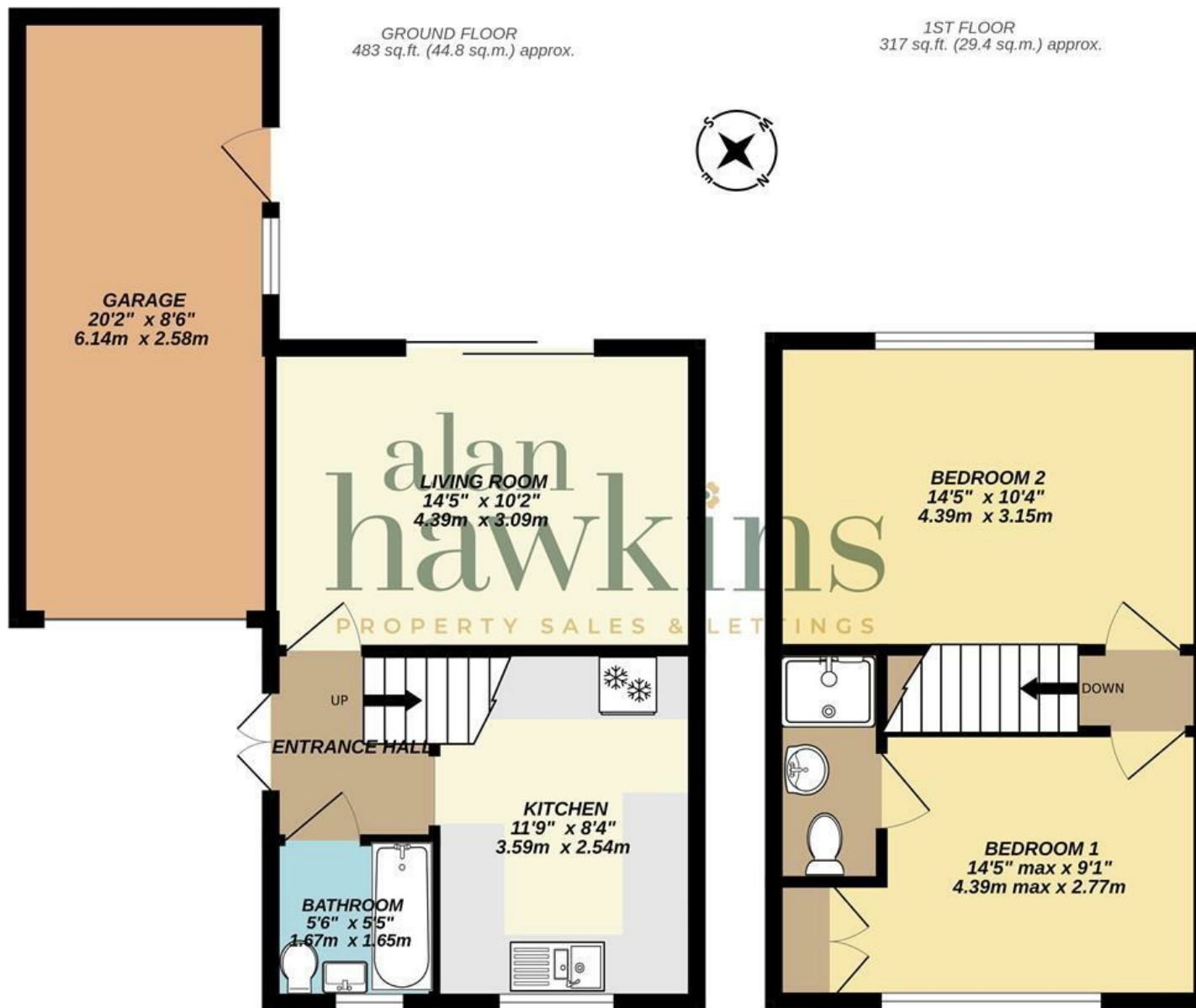
Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA : 800 sq.ft. (74.3 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.

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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.

