



- Three Bedroom Semi-Detached
- Garage & Allocated Parking
- Low Maintenance Side Garden
- Cloakroom & Utility Room
- Kitchen/Diner
- 17'9 Living Room
- En-Suite Shower Room
- Family Bathroom
- uPVC Double Glazing
- Gas Radiator Central Heating

20 Beaufort Avenue, Royal Wootton Bassett, SN4 7FP

Offers in excess of £285,000

A very well presented, double fronted 'Hadley Special' constructed property with garage located within this popular development in the historic market town of Royal Wootton Bassett.

The accommodation is very well laid out and comprises a spacious entrance hallway with stairs to the first floor landing, cloakroom, a generous double aspect living room, double aspect kitchen/diner with additional utility room and French doors leading out to the side garden.

To the first floor is a family bathroom and three very good size bedrooms, two of which have built-in wardrobes and the bedroom one (again double aspect) has an en-suite shower room.

Outside is a fully enclosed and relatively private low maintenance side garden with patio and artificial grass also benefiting gated access to the front. Further benefits include uPVC double glazing throughout, gas radiator central heating, additional (non allocated) parking to the front and a garage under a coach house behind with one allocated parking space.

All in all a super property which is sure to please.

Viewing

By appointment through Alan Hawkins Property Sales Tel: 01793 840222

Tax Banding

Tax band 'D' for year 2022/23 £2,175.48

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER 0300 4560109

Garage

Leasehold garage under coach house to the rear with allocated parking. A peppercorn rent of £12 is paid yearly in June.

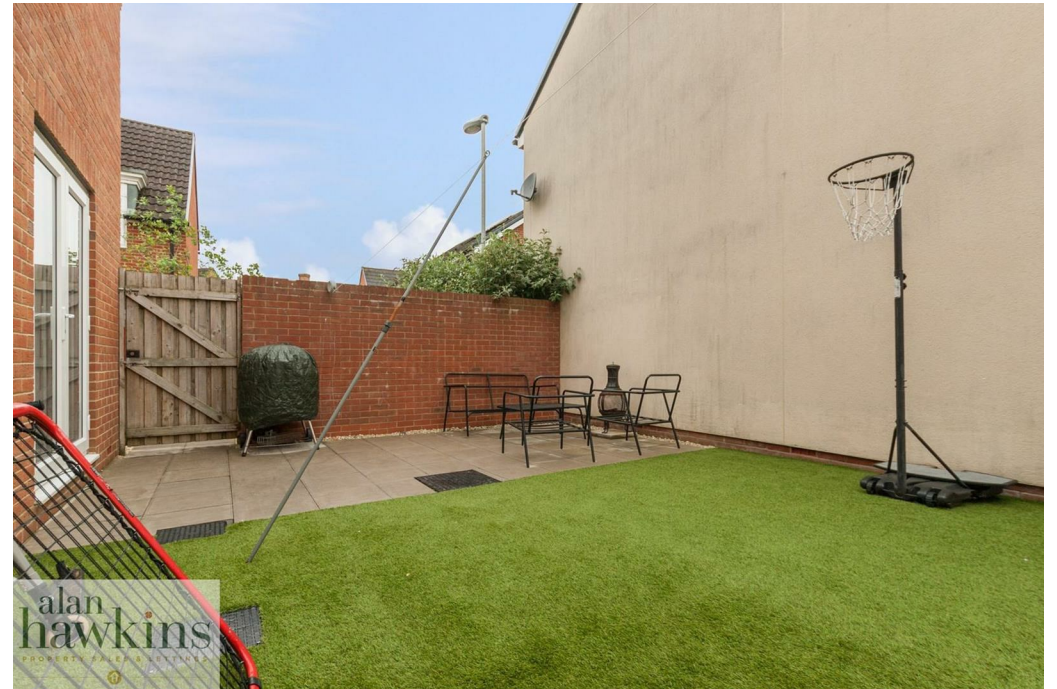
Management Fee

A management fee is charged at c£60 twice yearly

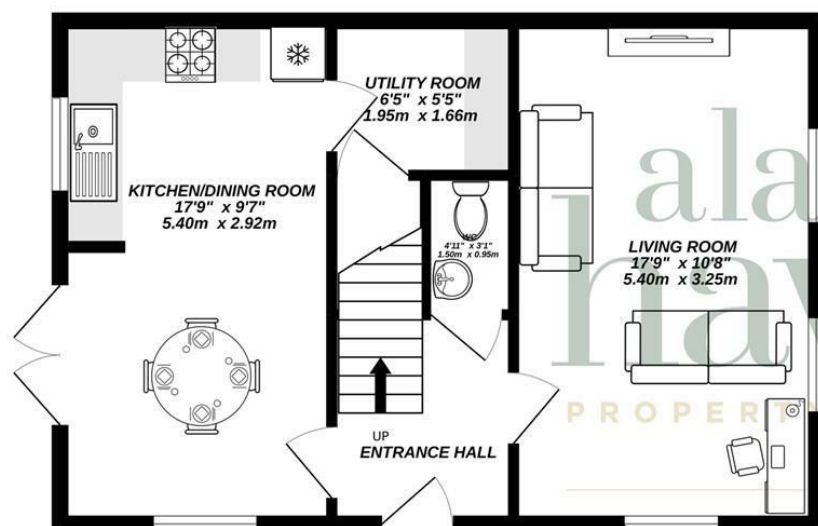




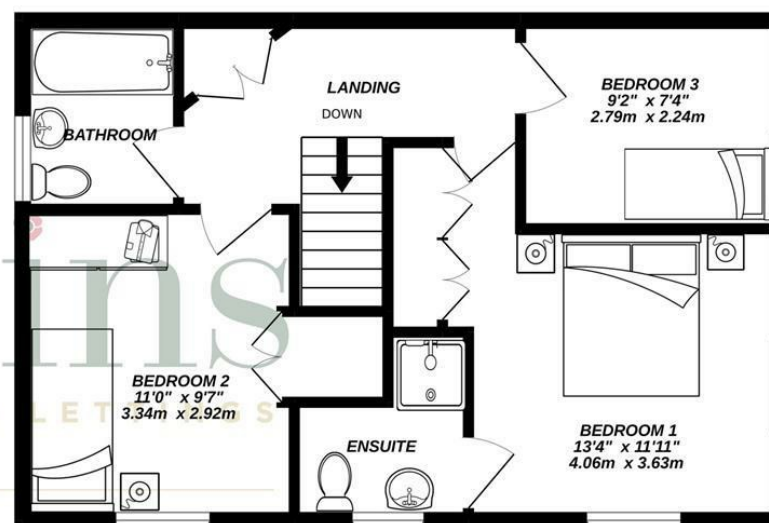




GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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alanhawkins.co.uk



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