



alan  
hawkins

Wood Street, Royal Wootton Bassett, SN4 7BD

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





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- Well Presented Three Bedroom Home
- Kitchen/Diner
- First Floor Bathroom
- Parking Available Nearby
- Gas Heating

- Close To High Street
- Entrance Porch & Hallway
- Enclosed Rear Courtyard Garden
- uPVC Double Glazing
- NO ONWARD CHAIN

# 51 Wood Street Royal Wootton Bassett, SN4 7BD

£264,000

A wonderful opportunity to purchase this lovely THREE BEDROOM terrace house, ideally located in Wood Street, just YARDS FORM THE TOWNS HIGH STREET.

Viewings are highly recommended on this beautifully presented home which comprises a front entrance porch and entrance hallway, living room to the front and kitchen/diner across the rear with patio doors opening to the rear garden. To the first floor are three good size bedrooms and a

bathroom.

Outside and to the rear is a fully enclosed and non-overlooked courtyard garden with rear gated access.

Parking is available nearby via an annual permit car park or free 24/7 High Street parking just yards away.

To arrange a viewing , contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire

Tax Band B For year 2024/25 = £1876.03

For information on tax banding and rates, please call Wiltshire

## Tenure

Freehold

Services:

Gas: Mains

Electric: Mains

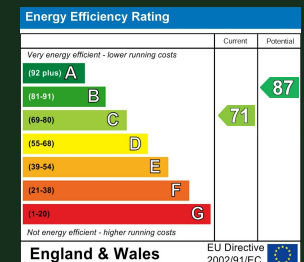
Water: Mains

Waste: Mains

Flood Risk: None (Environmental Agency)

Internet Speeds: Upto 999 mbps (Ofcom)

## Energy Efficiency Rating (England & Wales) TBC









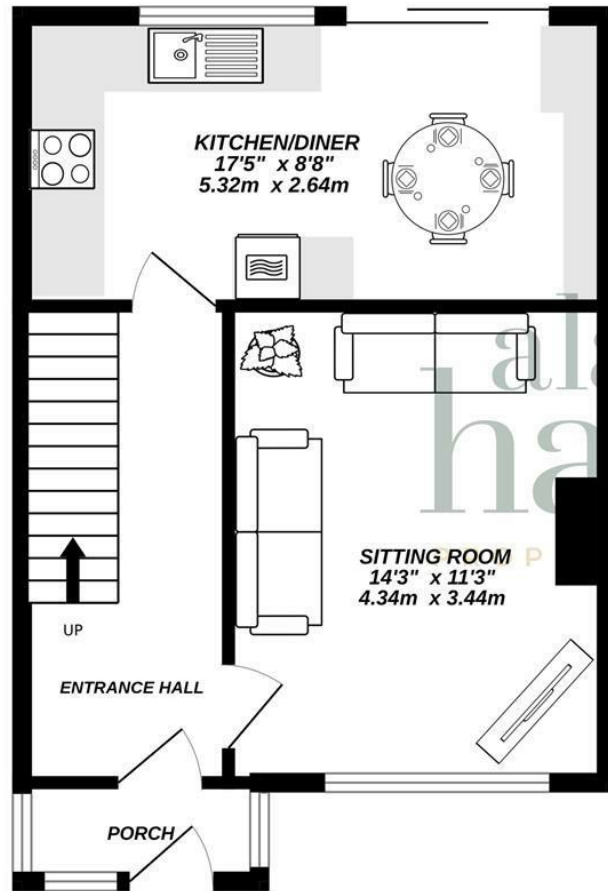




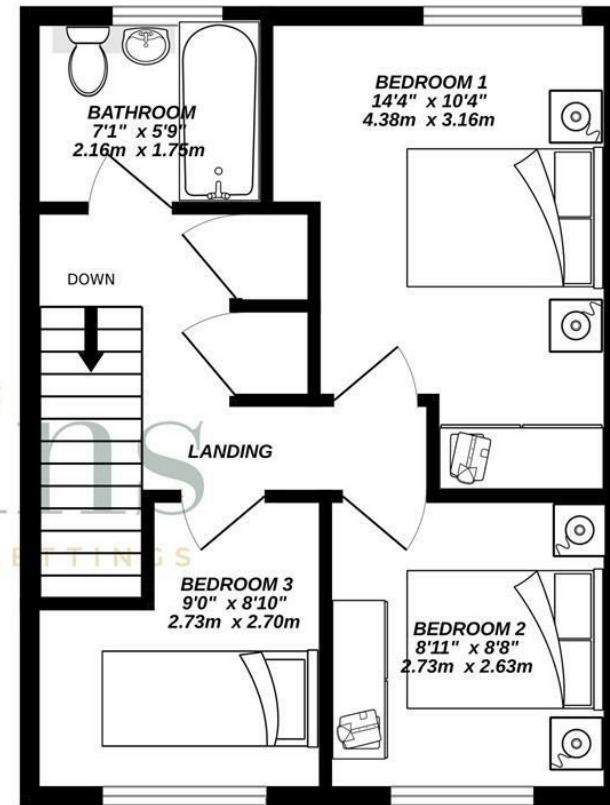




GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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.



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