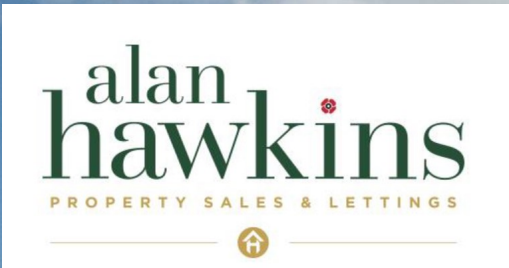


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



alanhawkins.co.uk



11 Ruskin Drive, Royal Wootton Bassett, SN4 8JL

11 Ruskin Drive, Royal Wootton Bassett, SN4 8JL

£264,950

An immaculately presented 2 bedroom semi-detached bungalow with workshop/garage and CONSERVATORY situated in a cul-de-sac of similar properties. Positioned with easy access to the local shops, bus stop and supermarket, this particular property has been well maintained by the current owner and offers an entrance hall, kitchen with integrated oven and hob, a modern shower room, two good bedrooms and quality conservatory to the rear. The rear garden enjoys a patio and lawn area with timber shed and a garage which is functioning as a workshop, but could easily be re-instated as a garage. Further attributes include uPVC double glazing and gas radiator central heating via a combination boiler. To arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.

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

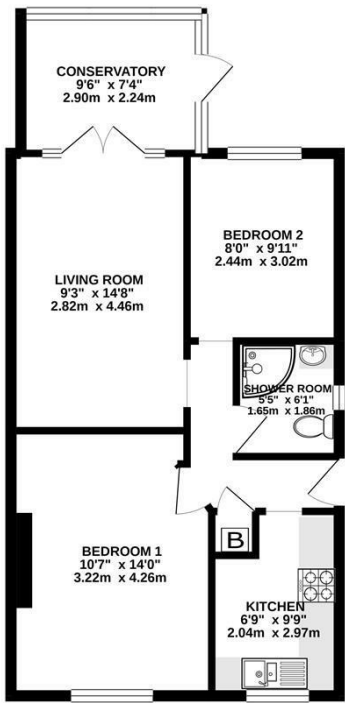
Tenure

Freehold.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.1 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Made with Mergen (2021)

