



Morstone Road, Royal Wootton Bassett, SN4 7DH

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PROPERTY SALES & LETTINGS



- Extended Semi-Detached House
- Open Plan Lounge/Diner
- uPVC TRIPLE Glazing
- Modern Boiler (2020)
- No Onward Chain
- 2 Bedrooms
- Extended Kitchen/Breakfast room
- Gas central heating
- c105ft Rear garden
- Scope for Extension (stpp)

47 Morstone Road Royal Wootton Bassett, SN4 7DH

Guide price £275,000

A mature EXTENDED Semi-detached house with c105ft garden situated in an established residential cul-de-sac location and being within walking distance of the main high Street. Offered with 'no onward chain', and occupied by the same vendors for 40 years, this particular property comprises an entrance hall, and open plan lounge/dining room which in turns leads to kitchen/breakfast room extension (c1990). To the first floor are two good bedrooms and family bathroom. To the front is a gravelled driveway providing parking for several vehicles and gated access to the tidy and lengthy rear garden with patio area and mainly laid to lawn. Whilst the property may require some cosmetic redecoration,

attributes do include replacement TRIPLE glazing, a replacement gas boiler (2020) and replacement electric consumer unit, and also offers further scope for enhancement (stpp).

To arrange a viewing, call Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2022/23 = £1933.75

Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

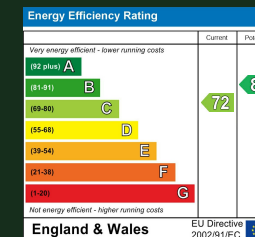
Tenure

Freehold

Management Fee

None Applicable

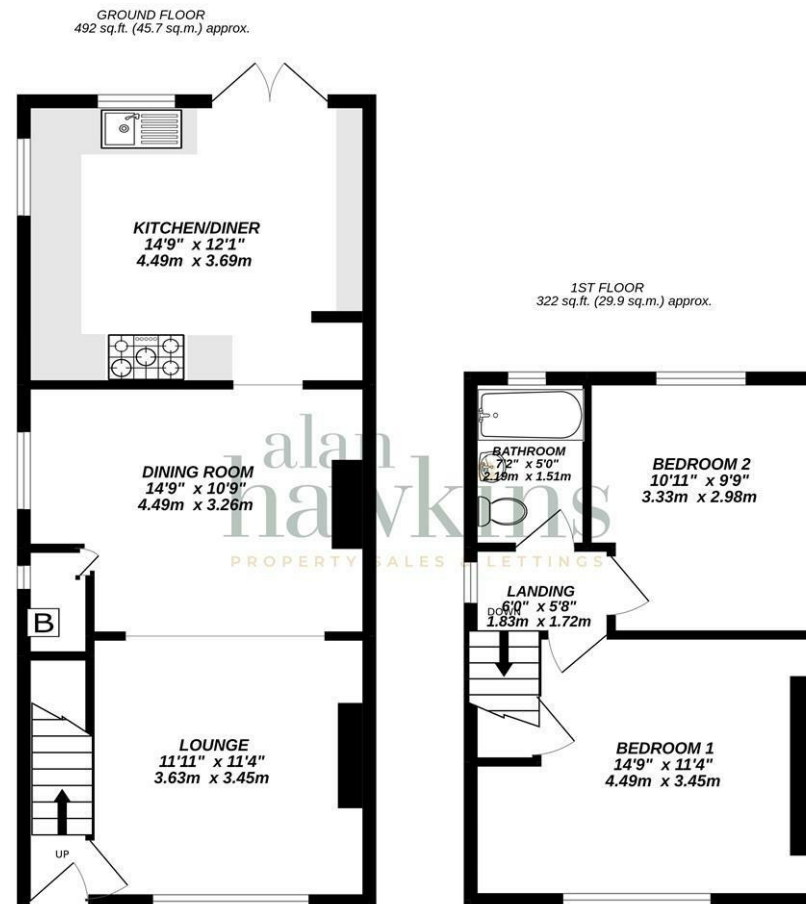
Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

