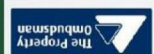


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57 Clarendon Drive, Royal Wootton Bassett, SN4 8BU

57 Clarendon Drive, Royal Wootton Bassett, SN4 8BU

Offers over £250,000

A great opportunity to purchase an EXTENDED three bedroom semi-detached house with attached garage in need of renovation, located on Clarendon Drive, a popular residential location within the market town of Royal Wootton Bassett.

The internal accommodation comprises a side entrance hallway, 'L' shaped living/family room, dining room, 18ft kitchen/breakfast room. To the first floor is a bathroom, separate w.c and three bedrooms (two double and one single). Outside and to the rear is an enclosed garden laid to lawn surrounded by fencing and trees whilst to the front is a block paved driveway offering parking for approximately three vehicles.

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

Entrance Hallway

Front entrance door to the entrance hallway. Carpeted staircase to the first floor landing. Single pendent light. Storage cupboard. Double panelled radiator. Door to under stair storage cupboard. Door to

Living/Family Room

14'0 x 11'10 (4.27m x 3.61m)

Double glazed window to the front elevation with secondary glazing. Single panelled radiator. Gas fire place on a tiled hearth and stone surround with mantle over. Two additional single panelled radiators. Obscure glass panelling divide with door leading through to the

Dining Area

9'6 x 8'11 (2.90m x 2.72m)

Single pendent light. Double panelled radiator. Aluminium patio sliding doors to the rear garden. Sliding door to the

Kitchen

18'5 max x 8'11 (5.61m max x 2.72m)

Two florescent strip lights. Square top work surface with stainless steel sink and side drainer. Electric four ring hob. Oven and grill. A range of base units. A range of wall units. Double glazed window to the rear elevation. Obscure glazed door to the side elevation. Door to under stair storage cupboard. Floor standing ideal boiler. Door back through to the entrance hall.

First Floor Landing

Single pendent light. Loft hatch to a loft storage area. Doors to airing cupboard with hot water cylinder and slatted shelving. Single panelled radiator. Double glazed window to the side elevation with secondary glazing. Door to

Bathroom

5'8 x 5'7 (1.73m x 1.70m)

Ceiling light. Obscure double glazed window to the side elevation. Panelled bath with shower mixer tap. Pedestal wash hand basin. Single panelled radiator. Heated towel rail.

W.C

Ceiling light. Low level WC. Obscure double glazed window to the side elevation.

Bedroom Two

11'1 max x 10'0 (3.38m max x 3.05m)

Single pendent light. Double glazed window to the rear elevation. Single panelled radiator. Built in storage cupboard.

Bedroom One

11'10 x 11'0 (3.61m x 3.35m)

Single pendent light. Double glazed window to the front elevation. Single panelled radiator.

Bedroom Three

8'10 x 7'11 (2.69m x 2.41m)

Single pendent light. Double glazed window to the front elevation. Single panelled radiator.

Outside Front

Block paved driveway for approximately three vehicles in front of the garage with up and over door. Side access leading to the rear.

Rear Garden

Enclosed relatively private garden. Mainly laid to lawn with a timber framed shed.

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

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

