



Gainsborough Avenue, Royal Wootton  
Bassett, SN4 8JW

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PROPERTY SALES & LETTINGS





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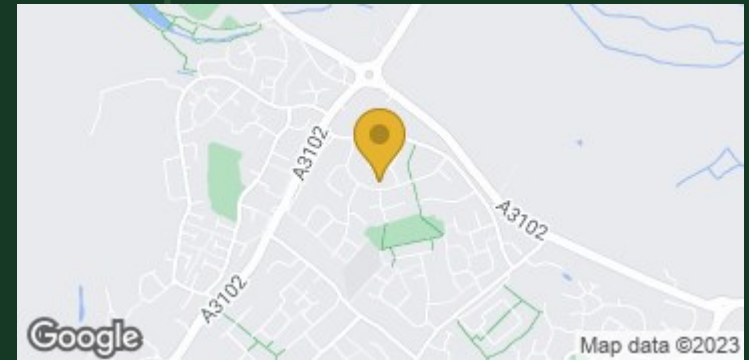
- Extended Two Bedroom Bungalow
- Lounge
- Large Conservaotry
- 20ft Workshop
- Excellent Potential
- 16ft Kitchen
- Modern Shower Room
- 20ft garage
- 33ft Rear Garden
- No Onward Chain.

# 33 Gainsborough Avenue Royal Wootton Bassett, SN4 8JW

**£285,000**

An impressive 2 bedroom semi-detached bungalow with excellent potential. Currently, this rare style of bungalow in its current layout comprises an entrance hall, a 16ft kitchen/diner, lounge, two bedrooms and a modern shower room. Bedroom 2 then gives access to the large and generous conservatory, in turn leading to a 20ft garage with double doors to a cavity wall workshop measuring a further 20 ft in length. To the rear is a maintenance free garden, measuring 33ft in length in total, currently housing two sheds and greenhouse. Further attributes include gas central heating, uPVC double glazing and double length block paved driveway, with a gravelled frontage providing potential additional parking (if required)

This particular property is offered chain free and an early viewing is highly recommended.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For information on tax banding and rates, please call Wiltshire Council  
Due to the improvements, this maybe reviewed upon a sale.

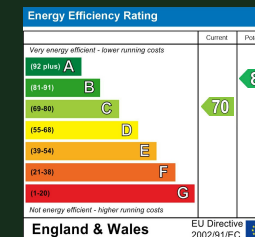
## Tenure

Freehold

## Management Fee

Not applicable.

## Energy Efficiency Rating (England & Wales)







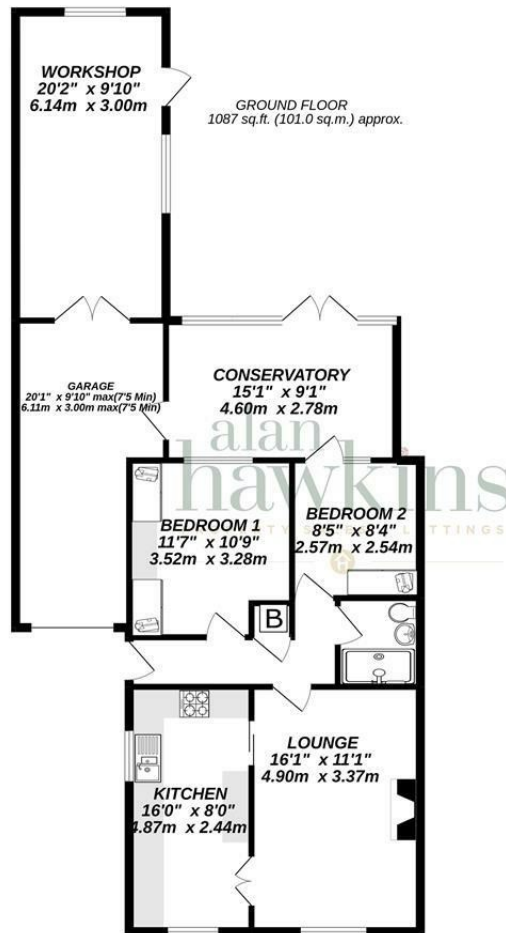












**TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.**

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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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