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PROPERTY SALES & LETTINGS



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16 Greatfield, Nr Royal Wootton Bassett, SN4 8EQ

- One Bedroom Cottage
- Two Car Parking To Rear
- Rear Garden (not attached)
- Living/Dining area
- Newly Fitted Kitchen
- Mezzanine Area
- First Floor Bathroom
- uPVC Double Glazing
- Newly Installed Boiler
- A Must See!

16 Greatfield, Nr Royal Wootton Bassett, SN4 8EQ

£215,000

A beautifully presented and full of character, one bedroom mid-terrace cottage with MEZZANINE, REAR GARDEN and PRIVATE OFF ROAD PARKING to the rear for two vehicles under carport. This property is located in a lovely hamlet known as 'Greatfield' ideally positioned between Royal Wootton Bassett and Purton which offer an array of local shops and amenities whilst providing easy access to J16 of the M4. The internal accommodation comprises newly replaced kitchen to the rear including a brand new comb boiler, living room/diner with beamed ceilings, an impressive first floor double bedroom complete with fitted wardrobes, en-suite bathroom and stairs to a mezzanine study/snug currently utilised as the main bedroom area.

Outside and to the rear of the property via a shared courtyard access is a car port providing private off road parking for two vehicles, and beyond, a path leading to the rear garden (NOT ATTACHED). Further attributes include uPVC double glazing and gas radiator central heating INSTALLED 2021. Waste water is via a private septic tank. This really is a property not to be missed!

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

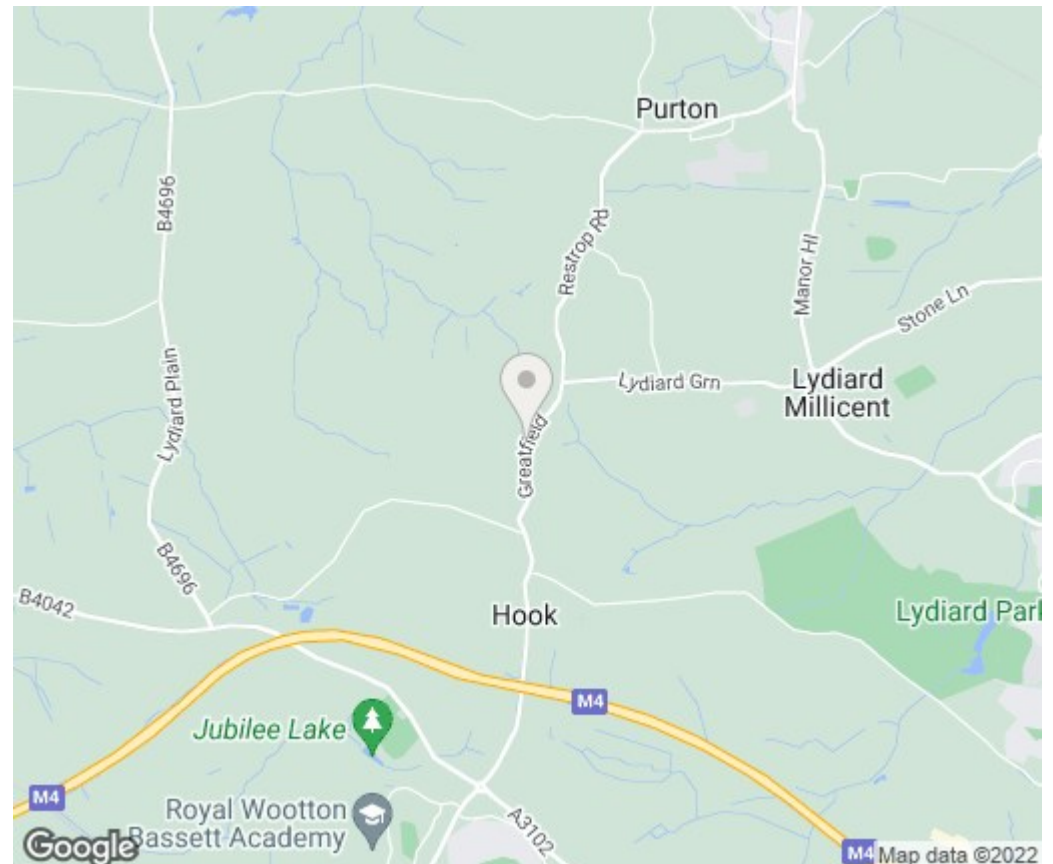
Council Tax Band B

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

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.

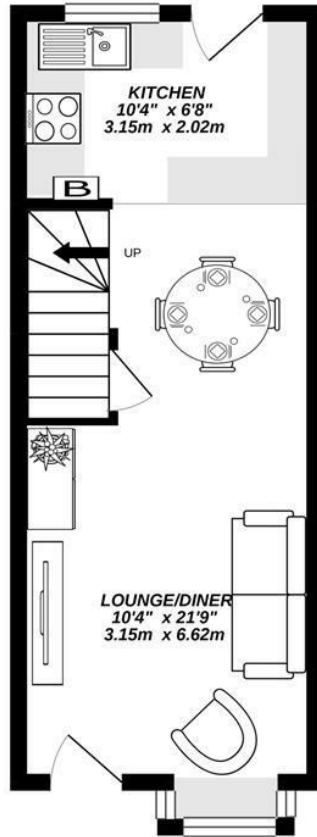




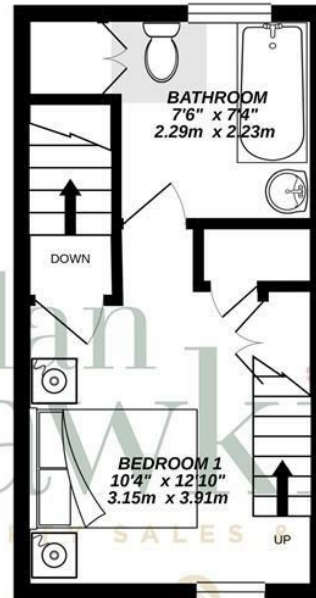




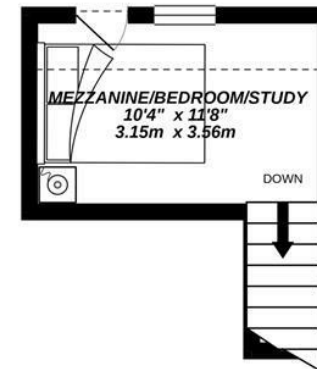
GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



2ND FLOOR
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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alanhawkins.co.uk



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