



Fairfield, Royal Wootton Bassett, SN4 7HJ

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PROPERTY SALES & LETTINGS



- Three Bedroom Terraced House
- Spacious Kitchen/Dining Room
- Office/Study Area
- Non-allocated parking Front & Rear
- uPVC Double Glazing

- Close to High Street and local amenities
- Living Room with French Doors
- A generous South Facing Rear Garden
- Tax Band B
- Combination Boiler

26 Fairfield

Royal Wootton Bassett, SN4 7HJ

£215,000

A spacious and attractively priced, three bedroom terraced house enjoying a south-west facing rear garden conveniently situated with easy access to the towns High Street & Royal Wootton Bassett Academy.

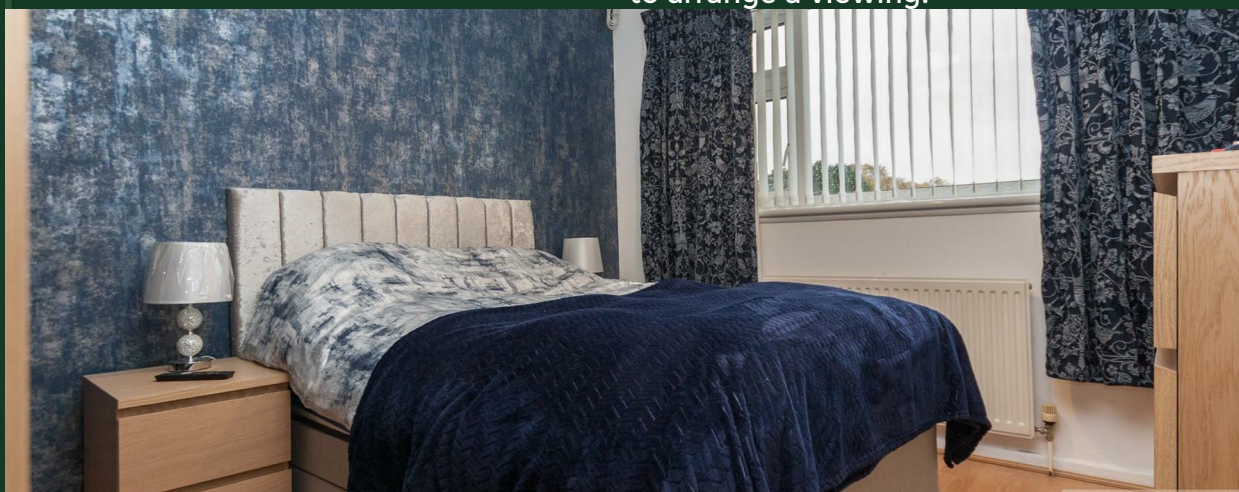
This particular property in need of partial renovations comprises an entrance hall with cloakroom, a spacious kitchen/dining room, living room with office/study area, three good size bedrooms, shower room and landing with

2 large storage cupboards.

To the outside is a generous and sunny rear garden with gated access, whilst to the front is an open courtyard frontage with non- allocated parking just yards away.

Further attributes include uPVC double glazing and gas central heating via a combination boiler.

A popular style of property that is sure to please. Call Alan Hawkins Property Sales to arrange a viewing.



Viewings

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

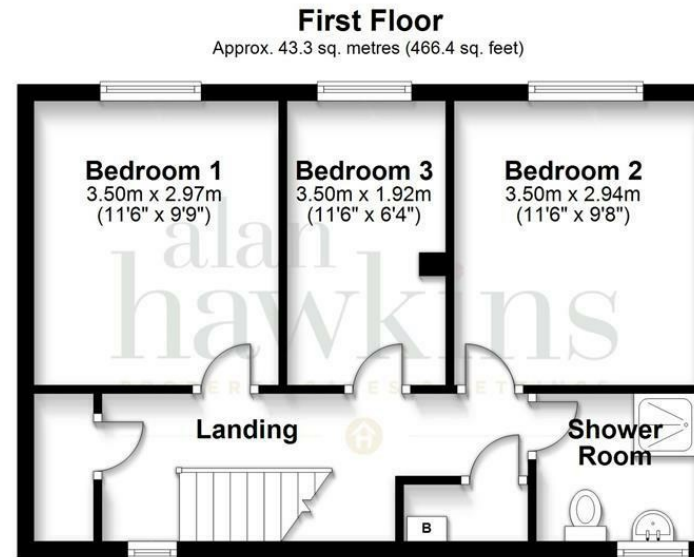
Council Tax: Wiltshire Council

Tax Band B 2022/23 = £1692.03

For information on tax banding and rates, please call Wiltshire Council

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 87.5 sq. metres (941.7 sq. feet)

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