



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
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1 Queens Road, Royal Wootton Bassett, SN4 8AH

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£295,000

A 3 bedroom semi-detached with an EXTRA STRIP OF LAND, so now occupies a large corner plot with EXCELLENT SCOPE FOR EXTENSION (stpp). Offered with No Onward Chain, this particular property enjoys a driveway leading to an oversized garage (c23ft) entrance porch, bay windowed lounge and kitchen/diner to the rear. To the first floor is a bathroom with separate WC and three bedrooms. However, there is huge scope for extension and remodelling.

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

Services include gas central heating and mains drainage.

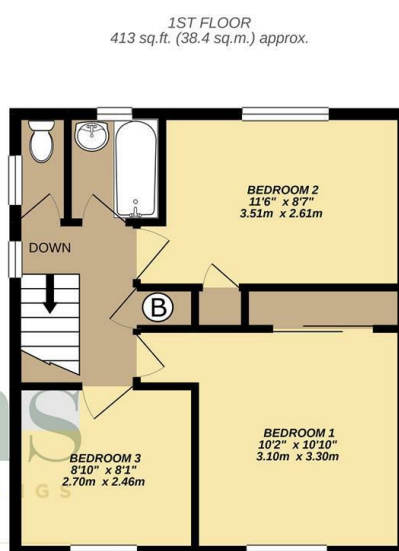
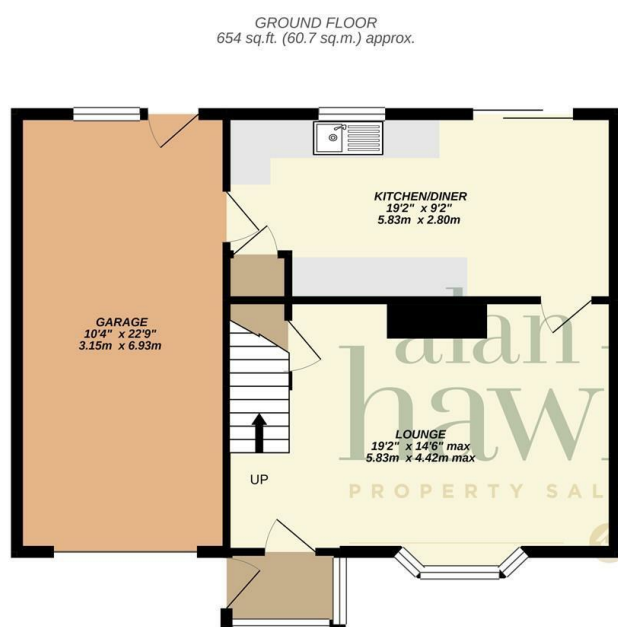
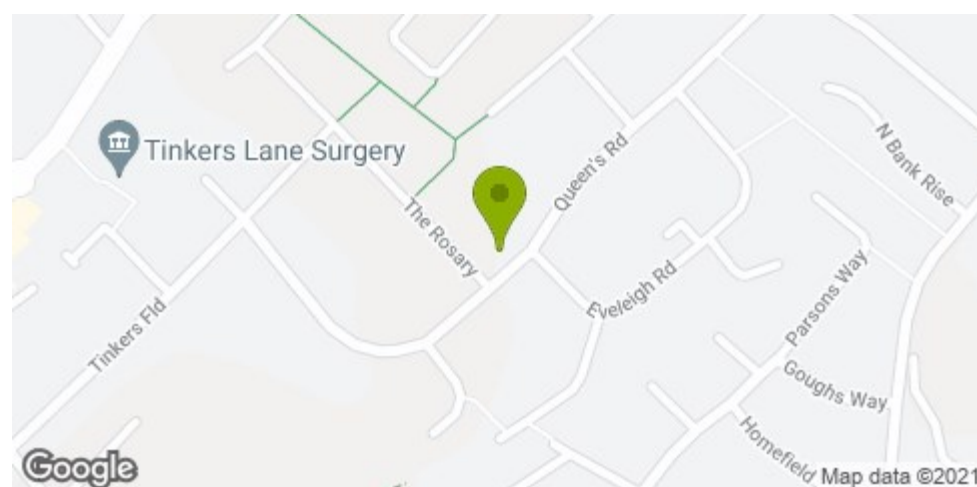
- 3 Bedroom Semi-Detached with Addition Strip of Land
- Large Corner Plot
- Scope for Extension (stpp)
- Bay Windowed Lounge
- Kitchen/Diner to Rear
- c23ft Garage
- Driveway Parking
- No Onward Chain
- Gas Central Heating

#### 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



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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