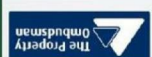


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50 Orchard Mead, Royal Wootton Bassett, SN4 8NJ

50 Orchard Mead, Royal Wootton Bassett, SN4 8NJ

£185,000

A CHAIN FREE, 2 bedroom mid terrace house with off road parking and garage, located on 'Woodshaw' a well established residential location set within the market town of Royal Wootton Bassett. Constructed in the mid 80's and located within a short walk of the local Woodshaw shops, this property comprises a front entrance hall with a useful addition of a downstairs wc, a modern kitchen with white goods included, living room with door to the rear garden, two good bedrooms to the first floor and a modern shower room with double width shower cubicle. The rear Garden is fully enclosed, laid to lawn, surrounded by flower beds and shrubs with rear gated access. Off road parking can be found to the front of the property including a garage nearby. Further attributes include modern UPVC double glazing throughout and a combination boiler installed in 2016. To arrange a viewing contact Alan Hawkins Property Sales on 01793 840222.

uPVC front entrance door to the

Entrance Hall
Tiled flooring. Skimmed ceiling. Pendant light. Bi-fold door to

Cloakroom
Tiled flooring. Textured ceiling. Pendant light. Extractor fan. Low level w.c. and wash hand basin.

From the entrance hall opening through to the

Kitchen
9'9 x 6'0 (2.74m'2.74m x 1.83m'0.00m)
Tiled flooring. Textured ceiling. Pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. Two rolled top work surfaces, one with space under for under counter fridge and freezer (both included) with two base units. The other with integrated stainless steel one and half bowl sink with side drainer with double storage cupboard under. Two further base units. Space for electric oven with extractor fan over and space and plumbing for washing machine withy washing machine included. One double wall unit over and one single wall unit. Splash back tiled surround. 'Valliant' combination boiler.

From the hallway door to the

Living Room
14'2 x 14'1 (4.27m'0.61m x 4.27m'0.30m)
Wood laminate flooring, textured ceiling, two uPVC double glazed windows, one to the front and one to the rear. uPVC double glazed door to the rear garden. Double panelled radiator. TV point. Telephone point. Carpeted staircase to the

First Floor Landing
Fitted carpet. Textured ceiling. Pendant light. uPVC double glazed window to the front elevation. Door to the

Shower Room
5'8 x 5'8 (1.52m'2.44m x 1.52m'2.44m)
Tiled flooring. Textured ceiling. Pendant light. uPVC obscure double glazed window to the front elevation. Single panelled radiator. Pedestal wash hand basin. Low level w.c. Double width shower cubicle with glass panelled doors and surround with electric shower over and splash back tiled surround.

Bedroom One
11'5 x 10'10 (3.35m'1.52m x 3.05m'3.05m)
Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. TV point. Telephone point. Opening to an storage/airing cupboard with slatted shelving and a wall heater.

Bedroom Two
8'11 x 8'0 (2.44m'3.35m x 2.44m'0.00m)
Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. Loft hatch to the loft storage area.

Outside To The Front
Gravelled driveway with parking for one vehicle.

Rear Garden
30'8 x 20'5 (9.14m'2.44m x 6.10m'1.52m)
Fully enclosed garden with fencing surrounding. Rear gated access leading to the garage. Patio area. Garden laid to lawn surrounded by flower beds and shrubs.

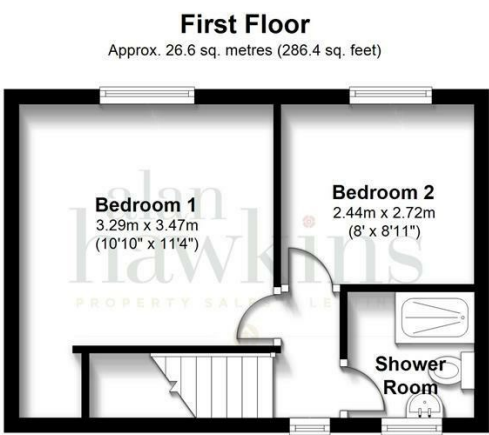
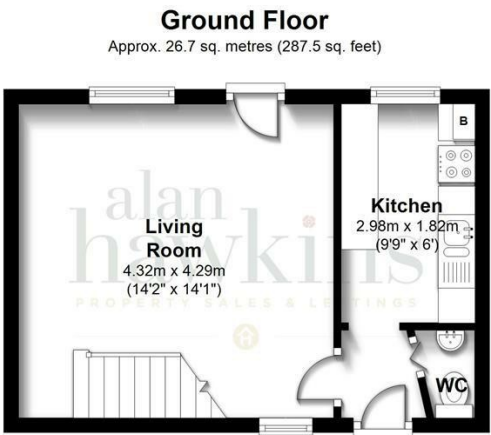
Garage
16'5 x 7'10 (4.88m'1.52m x 2.13m'3.05m)
Up and over door. Pitch roof with eave storage available over.

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

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

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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.



Total area: approx. 53.3 sq. metres (573.9 sq. feet)

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