

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
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41 Middle Ground, Royal Wootton Bassett, SN4 8LJ



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POA

A recently refurbished two double Bedroom Semi-Detached house with garage and off road parking pleasantly situated on a corner position on the popular 'Woodshaw' development in Royal Wootton Bassett.

UPVC double glazed front entrance door to the

Entrance Hall

Laminate flooring. Textured ceiling. Single pendant light. Timber single glazed window to the side elevation with a secondary glazing to the inside. Door to the

Lounge

16'0" x 11'11"

Textured ceiling. Three way pendant spot light. Laminate flooring. Chimney breast with fireplace with brick surround. Timber glazed window to the front elevation with secondary glazing. Two double panelled radiators. Staircase to the first floor. Open archway to the

Kitchen

9'1" x 11'11"

Textured ceiling. Track of three spot lights. Double panelled radiator. Rolled top worksurfaces with two double cupboards over and one single. Cupboard housing the Ideal boiler. One double cupboard under. Two single cupboards. Seven pull out drawers. Wine rack. Integral dishwasher. Space and plumbing for washing machine. Integral oven with four ring gas hob inset to the worksurface. Tiled splashback surround. Space for upright fridge/freezer. UPVC top hung double glazed window to the rear elevation. UPVC patio doors leading to the rear garden. Vinyl flooring.

Carpeted staircase rises to the

First Floor Landing

Textured ceiling. Single pendant light. Loft hatch. Door to

Bedroom One

9'1" x 11'11"

Textured ceiling. Fitted carpet. Three way spot light. Double panelled radiator. Two timber framed single glazed windows to the rear elevation. Television point. Telephone point.

Bathroom

4'4" x 8'11"

Textured ceiling. Single pendant light. Obscure timber framed single glazed window to the side elevation. Low level w.c. Wash hand basin. Panelled bath with plumbed shower over and tiled splashbacks. Door to the airing cupboard housing hot water cylinder and immersion heater. Single panelled radiator. Vinyl flooring.

Bedroom Two

7'9" x 11'11"

Textured ceiling. Single pendant light. Double panelled radiator. Timber single glazed window to the front elevation with secondary glazing. Fitted carpet.

Outside To The Front

Shrub and stoned area to the front entrance. Drive way providing parking for one vehicle in front of the garage to the side.

Outside To The Rear

Decked area with a paved and gravelled surround. Enclosed by closed board fencing. Personal door giving access to the garage. Side gated access.

Garage

Up and over door. Eaves storage. Power and lighting.

Viewing: By appointment through Alan Hawkins Estate Agents. Tel: 01793 840222

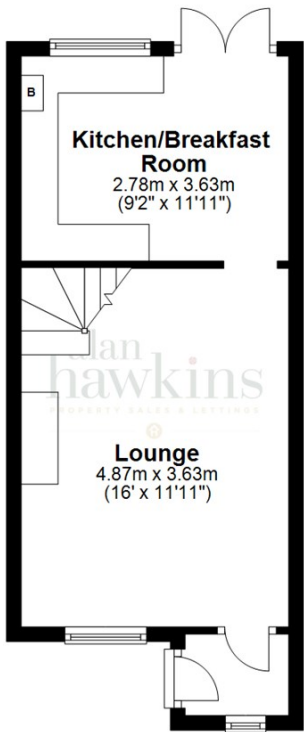
Financial Services: Malcolm Pearson Associates are a team of fully independent financial advisers who are not tied to any mortgage lenders and are directly authorised and regulated by the Financial Services Authority. For further information, please contact Alan Hawkins Estate Agents on 01793 840222

Tax Banding:

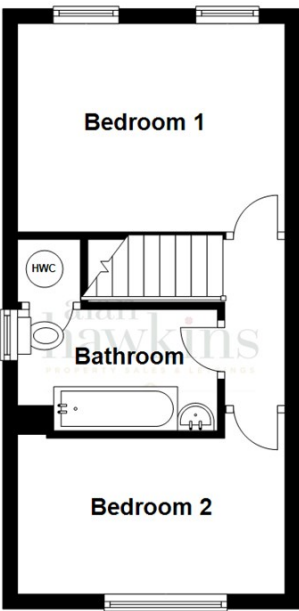
Tax Band B

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

Ground Floor
Approx. 29.8 sq. metres (321.0 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.8 sq. feet)



Total area: approx. 57.9 sq. metres (623.8 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
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