



80 Orchard Mead, Royal Wootton Bassett, SN4 8NJ

£229,995

A CHAIN FREE, three bedroom semi detached home with attached garage and a SOUTH FACING REAR GARDEN with DISTANT VIEWS to the rear centrally located within Woodshaw, Royal Wootton Bassett.

The property itself offers an entrance hallway with stairs to the first floor, living room diner, kitchen to the rear, first floor family bathroom and three bedrooms. Outside and to the front is driveway parking in front of the attached garage and side gated access to a private, south facing and fully enclosed rear garden mainly laid to lawn.

To arrange a viewing or for more information, contact Alan Hawkins Property Sales today.

uPVC front entrance door to entrance hallway.

Entrance Hallway

Laminate flooring. Textured ceiling. Three way ceiling light. Carpeted staircase with a 90 degree turn to the first floor landing. Single panelled radiator. Door to electrical cupboard with shelving. Door to lounge/diner.

Lounge/Diner

Laminate flooring. Textured ceiling. Two ceiling lights. uPVC double glazed box bay window to the front elevation. Two double panelled radiators. uPVC double glazed french doors to the rear garden. Open archway through to kitchen.

Kitchen

Tiled effect vinyl flooring. Textured ceiling. Ceiling light. uPVC double glazed window to the rear elevation. Stone effect roll top work surface with integrated one and half bowl sink with side drainer. Range of matching wall and base units. Space for under counter fridge/freezer. Space for washing machine. Space for dishwasher. Space for oven.

First Floor Landing

Fitted carpet. Textured ceiling. Single pendant light. Loft hatch to a loft storage area. Door to airing cupboard housing the combi boiler.

Bathroom

Vinyl flooring. Textured ceiling. Three way ceiling spot light. Obscure uPVC double glazed window to the front elevation. Single panelled radiator. Pedestal wash hand basin. Close coupled WC. Bath with shower over with mid height tiled surround.

Bedroom One

Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation with far reaching countryside views. Single panelled radiator. TV point.

Bedroom Two

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Double panelled radiator. TV point. Telephone point.

Bedroom Three

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation with far reaching countryside views. Double panelled radiator.

Outside to the rear

Fully enclosed garden with patio seating area, decked area. Laid to stone chippings. Gated side access. Personal door into the garage.

Garage

Up and over door. Power and light. Obscure uPVC double glazed window to the rear.

Outside to the front

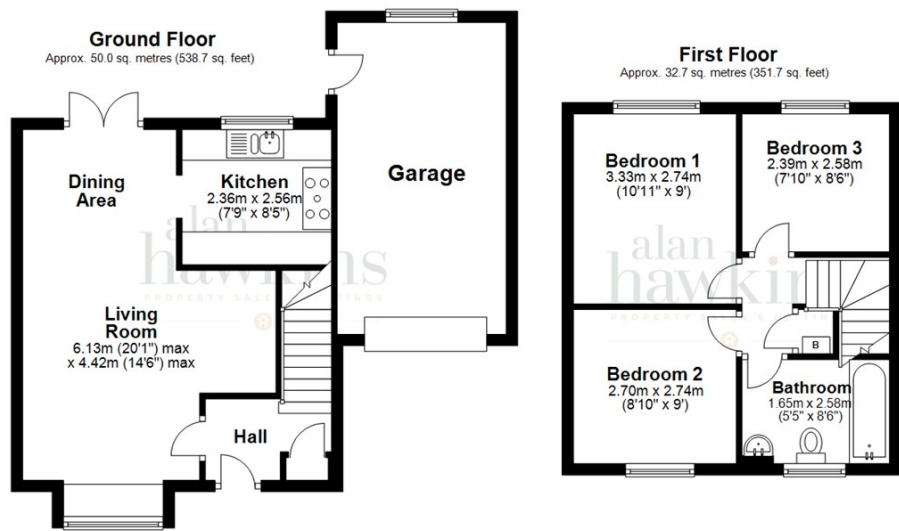
Low maintenance frontage. Laid to stone chippings with path leading to the front door. Tarmac driveway leading to the garage.

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



Total area: approx. 82.7 sq. metres (890.4 sq. feet)

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