



Shakespeare Road, Royal Wootton Bassett, SN4 8HB

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



alan
hawkins

- 3 Bedroom Detached House
- Established Cul-De-Sac Location
- Gardeners Dream
- Block Paved Driveway
- Utility/WC
- Extended
- 115 ft Rear Garden
- Excellent Scope for Further Extension
- Log Burning Stove
- Viewing Recommended

12 Shakespeare Road Royal Wootton Bassett, SN4 8HB

Offers in excess of £400,000

Welcome to this extended 3 bedroom detached house situated in a cul-de-sac location offering great scope for further extension and occupies a very generous plot with a garden measuring c115ft in length. Constructed c1970's this particular property is access via the porch addition in to a spacious hallway with access to the lounge located to the front of the property and enjoys a log burner. To the rear is an extended and open plan Kitchen/Dining/Family room with a wonderful range of units under solid granite work surfaces. A separate utility with cloakroom is located to the rear of the attached garage and accessed via the kitchen. To the first floor are three generous bedrooms, the main with fitted wardrobes and a modern shower room. To the outside is a wonderfully stocked and manicured rear garden which is certainly feature of this particular home and a gardeners dream. Further benefits include uPVC double glazing, gas radiator central heating with a modern combination boiler. An ideal property for the growing family looking for room to expand in the future

located conveniently for access to local schools, play parks and amenities. Call Alan Hawkins Property Sales today on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2412.03

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

Tenure

Freehold

Services

Electric: Mains

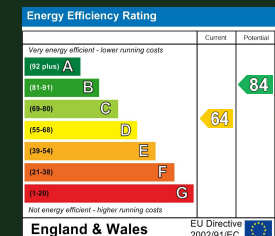
Water: Mains

Gas: Mains

Internet Speeds: Up to 1000 mbps (Ofcom)

Flood Risk: None
(Environmental Agency)

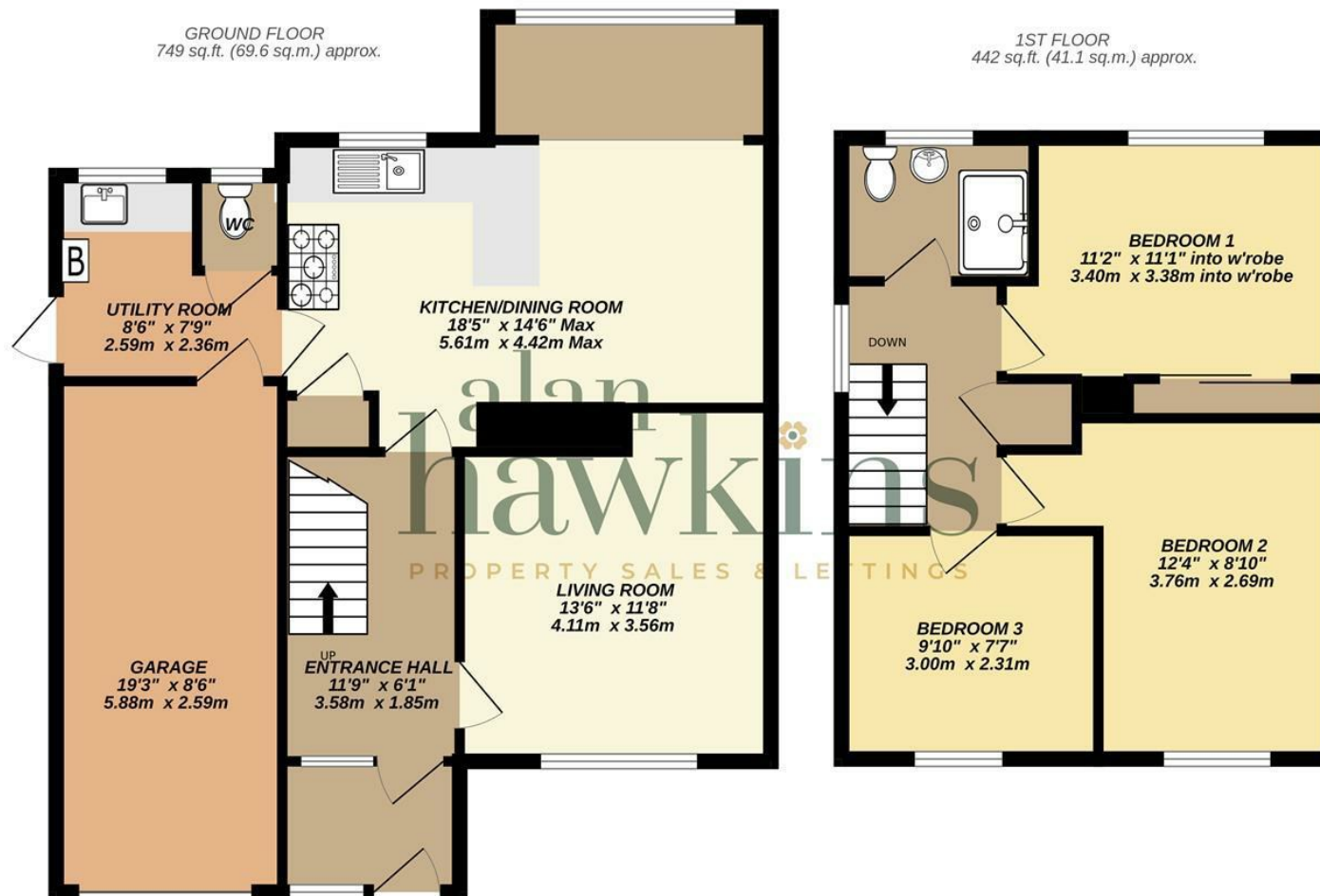
Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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.
Made with Metropix ©2024

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

