




**Shakespeare Road, Royal Wootton Bassett, SN4 8HE**

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PROPERTY SALES & LETTINGS



- 
- Two Double Bedroom Terrace House
  - Garage Behind With Rear Door Access
  - Ground Floor Shower Room
  - uPVC Double Glazing
  - No Onward Chain

- Extended Side & Rear
- Lounge/Diner
- Fitted Kitchen
- Gas Combination Boiler



# 29 Shakespeare Road Royal Wootton Bassett, SN4 8HE

£250,000

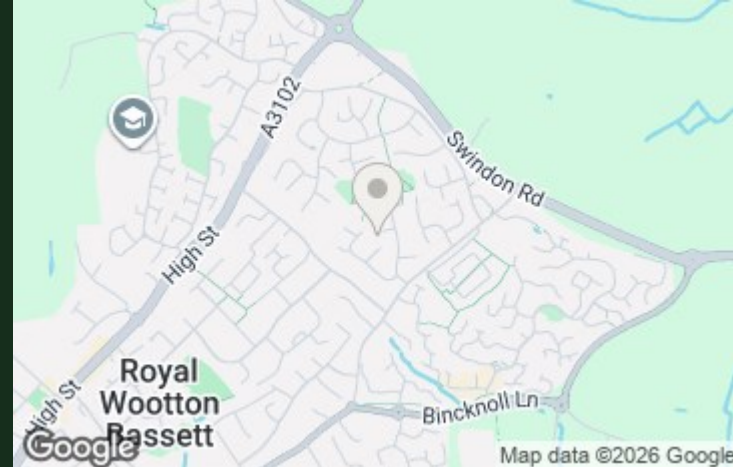
Offered to the market with no onward chain, this extended two double bedroom terraced home presents a fantastic opportunity for buyers seeking a property ready to move straight into.

The property has been thoughtfully extended to enhance the ground floor accommodation, now comprising an extended entrance hallway providing a welcoming first impression and useful additional space, along with a rear enclosed porch offering further practicality. The living room flows seamlessly into an extended dining area, creating a generous reception space ideal for both everyday living and entertaining, with patio doors opening directly onto the enclosed rear garden. The kitchen is well positioned and complemented by a ground floor shower room, adding flexibility and convenience.

To the first floor are two particularly good size double bedrooms. The layout offers excellent versatility, with scope to reconfigure the space to create one double and two single bedrooms if desired.

Externally, the property enjoys an enclosed rear garden with a personal door providing direct access into the garage located behind, a valuable addition for parking, storage or workshop use. Further benefits include uPVC double glazing and gas radiator central heating via a Worcester combination boiler.

A well-proportioned and adaptable home, offered for sale with no onward chain, making it an ideal purchase for those looking for a smooth and straightforward move.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63

For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps Full Fibre download speed available

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







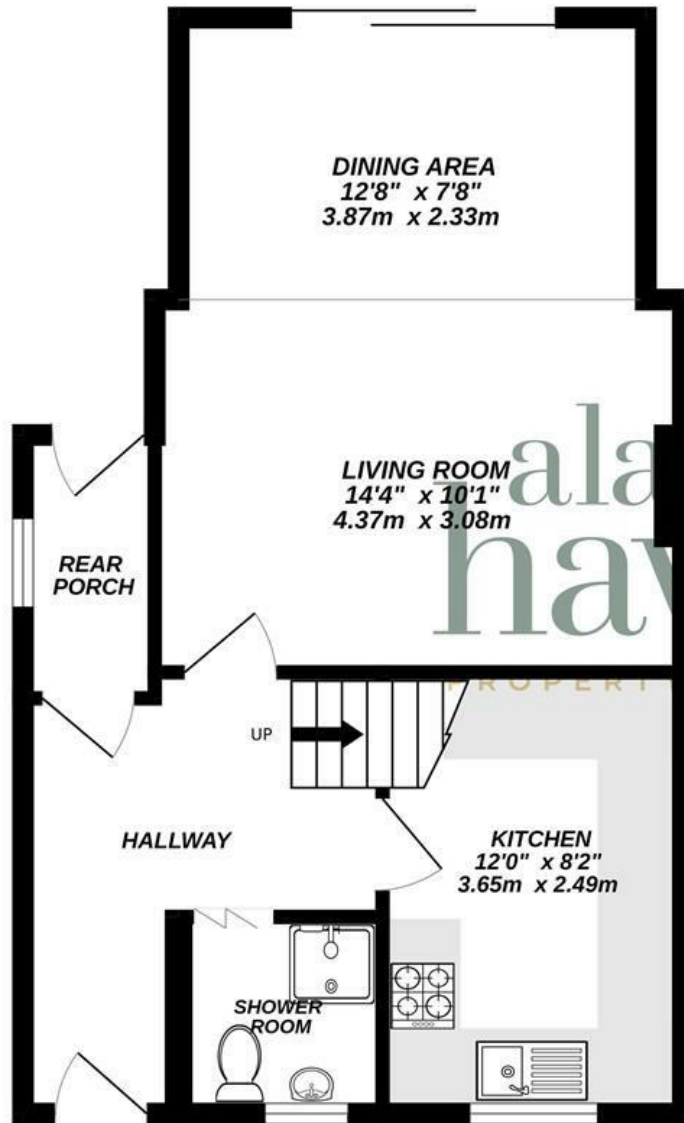




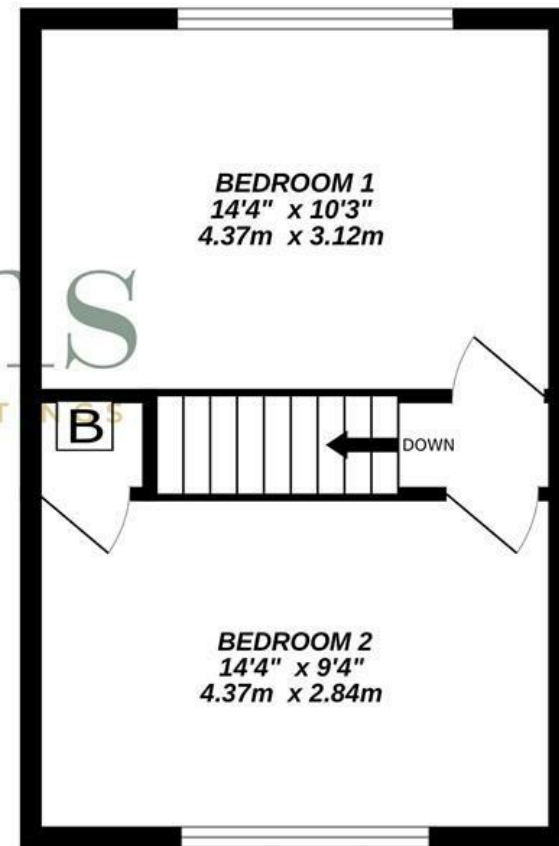




GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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## Alan Hawkins

26/26a High Street,  
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Wiltshire, SN4 7AA

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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.

