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**Bardsey Close, Royal Wootton Bassett, SN4 8NA**

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PROPERTY SALES & LETTINGS





- No Onward Chain
- Attached Garage With Power & Lighting
- Kitchen/Breakfast Room
- Shower Room
- Modern Heating System

- Two Bedroom Semi Detached
- Generous South Facing Rear Garden
- Entrance Hallway
- Driveway Parking
- Potential To Extend (STPP)

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PROPERTY SALES & LETTINGS



# 7 Bardsey Close Royal Wootton Bassett, SN4 8NA

**£259,995**

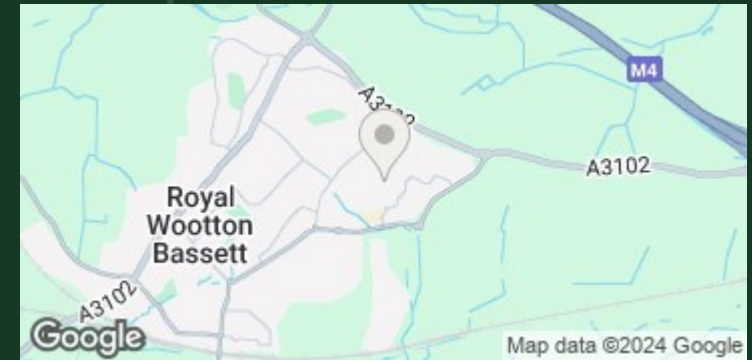
Situated in quiet and popular cul-de-sac location is this chain free two bedroom SEMI-DETACHED property with GARAGE & DRIVEWAY PARKING in Royal Wootton Bassett.

The property enjoys a front entrance hall with stairs to the first floor landing, a separate living room and kitchen/breakfast room to the rear with door providing access out to the rear garden. There are two good size bedrooms to the first floor and a shower room.

Outside to the front is driveway parking for at least two vehicles and a garage with up and over door. The SOUTHERLY FACING rear garden is generous in size, fully enclosed with a large patio terrace, garden laid to lawn with mature shrubs either side and a summer house at the bottom of the garden fitted with power supply.

The property also benefits from uPVC double glazing, a modern 2 zone heating system, alarm system and a personal door providing access into the garage from the rear garden. There is also a boarded & lit loft storage area in both the house and garage.

Overall, a delightful property which must be viewed. Contact Alan Hawkins Property Sales today to arrange a viewing.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2023/24 = £2144.02  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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





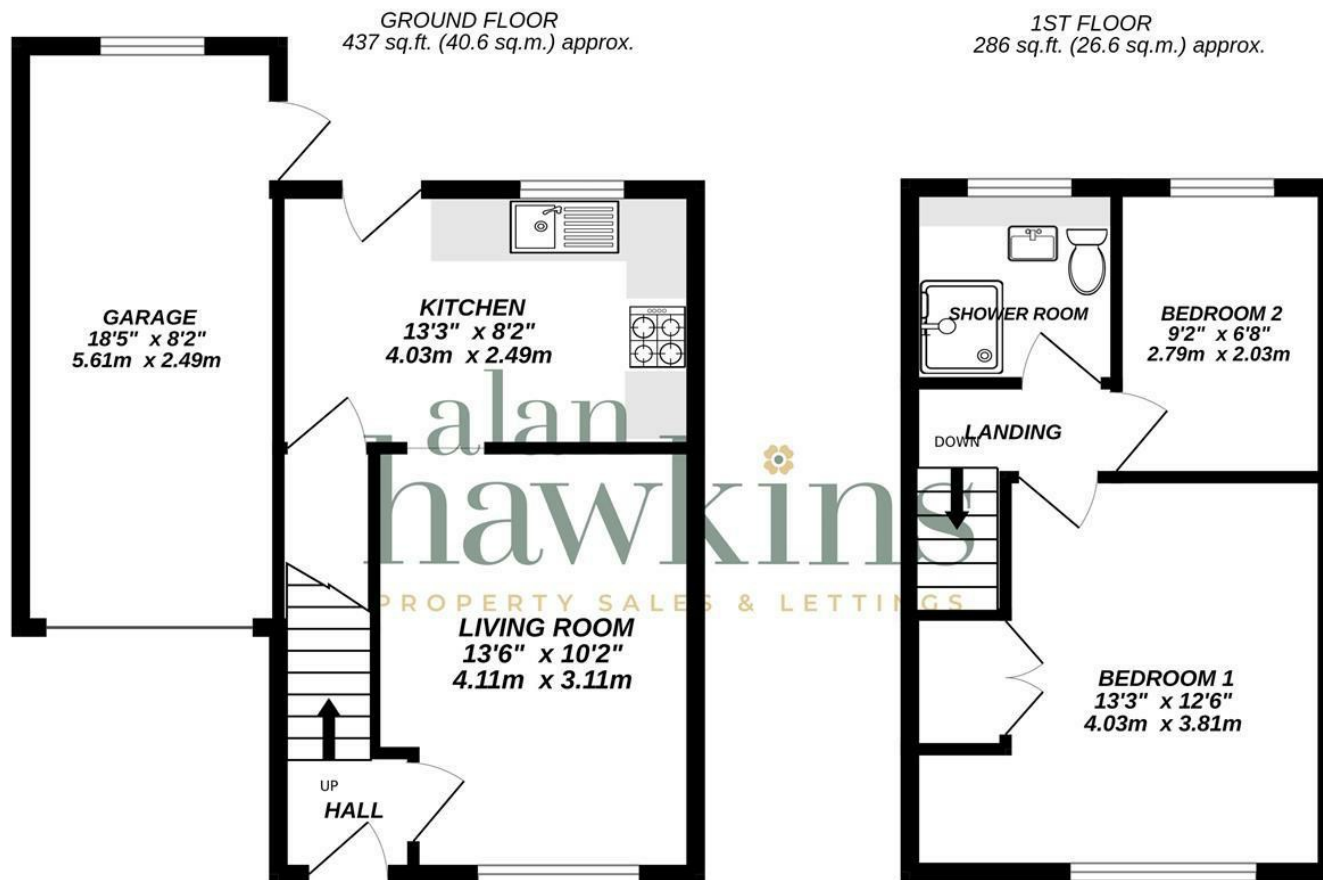












**TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.**

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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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.



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