



Shakespeare Road, Royal Wootton Bassett, SN4 8HD

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PROPERTY SALES & LETTINGS



- Three Bedroom Semi-Detached
- Attached Garage
- Utility/WC
- Brand New Boiler
- No Onward Chain
- Extended Utility & WC
- Kitchen/Diner
- South West Facing Garden
- uPVC Double Glazing

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REALESTATE

# 17 Shakespeare Road Royal Wootton Bassett, SN4 8HD

**£315,000**

For sale with NO ONWARD CHAIN is this extended three double bedroom 'Janes' constructed semi-detached house, constructed with solid internal walls and having been occupied since new in 1969 by the current owners.

Situated in a popular cul-de-sac in the market town of Royal Wootton Bassett, this particular property benefits from an entrance porch addition, hallway, living room, an open plan kitchen/diner to the rear, three good bedrooms and a family bathroom. The attached garage has been partly converted with storage

to the front having an electric roller door, a store/office space, utility area behind and W.C.

Further benefits include replacement uPVC double glazing, gas radiator central heating via a modern 'Viessmann' boiler (July 2019) fully renewed flat roof (2013), cavity wall insulation and south west facing rear garden. To the front is a low maintenance garden with driveway for at least two vehicles.

For more information, contact Alan Hawkins Property Sales on 01793 840222



## **Viewings**

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

## **Council Tax: Wiltshire Council**

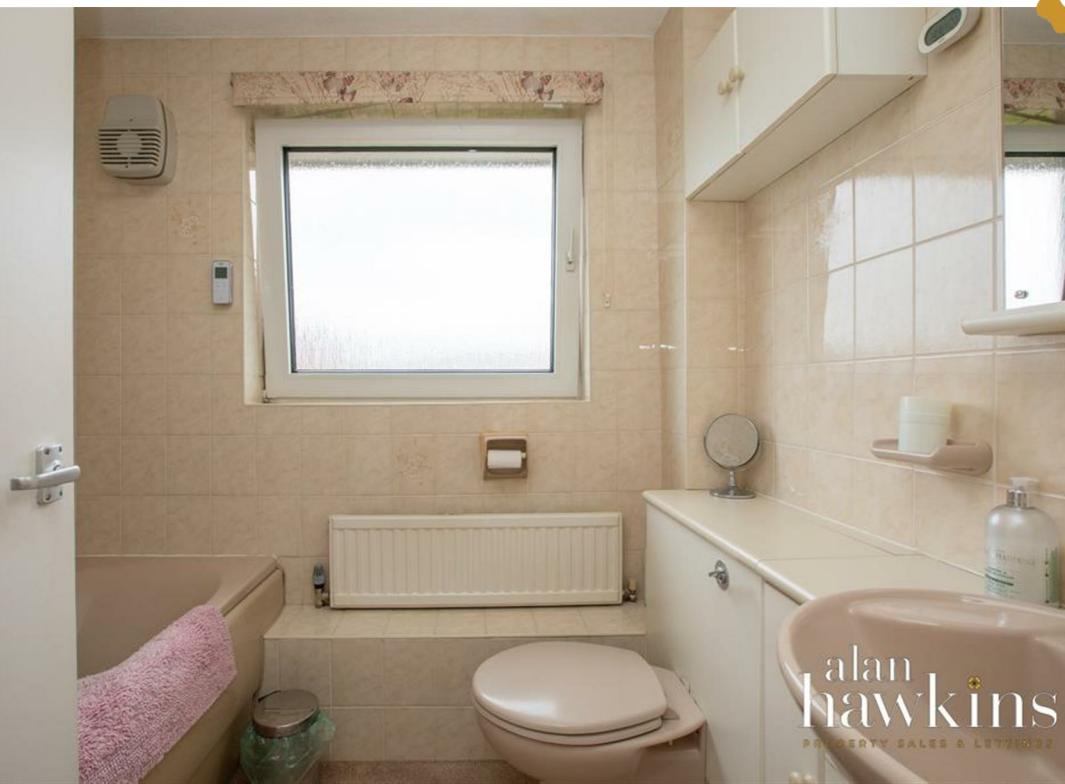
Tax Band C For year 2025/26 = £2269.63  
For information on tax banding and rates, please call Wiltshire Council

## **Tenure**

Freehold

**Heating - Gas**  
**Electric - Mains**  
**Water - Mains**  
**Drainage - Mains**  
**Internet - Up to 1600\* Mbps available download speed**







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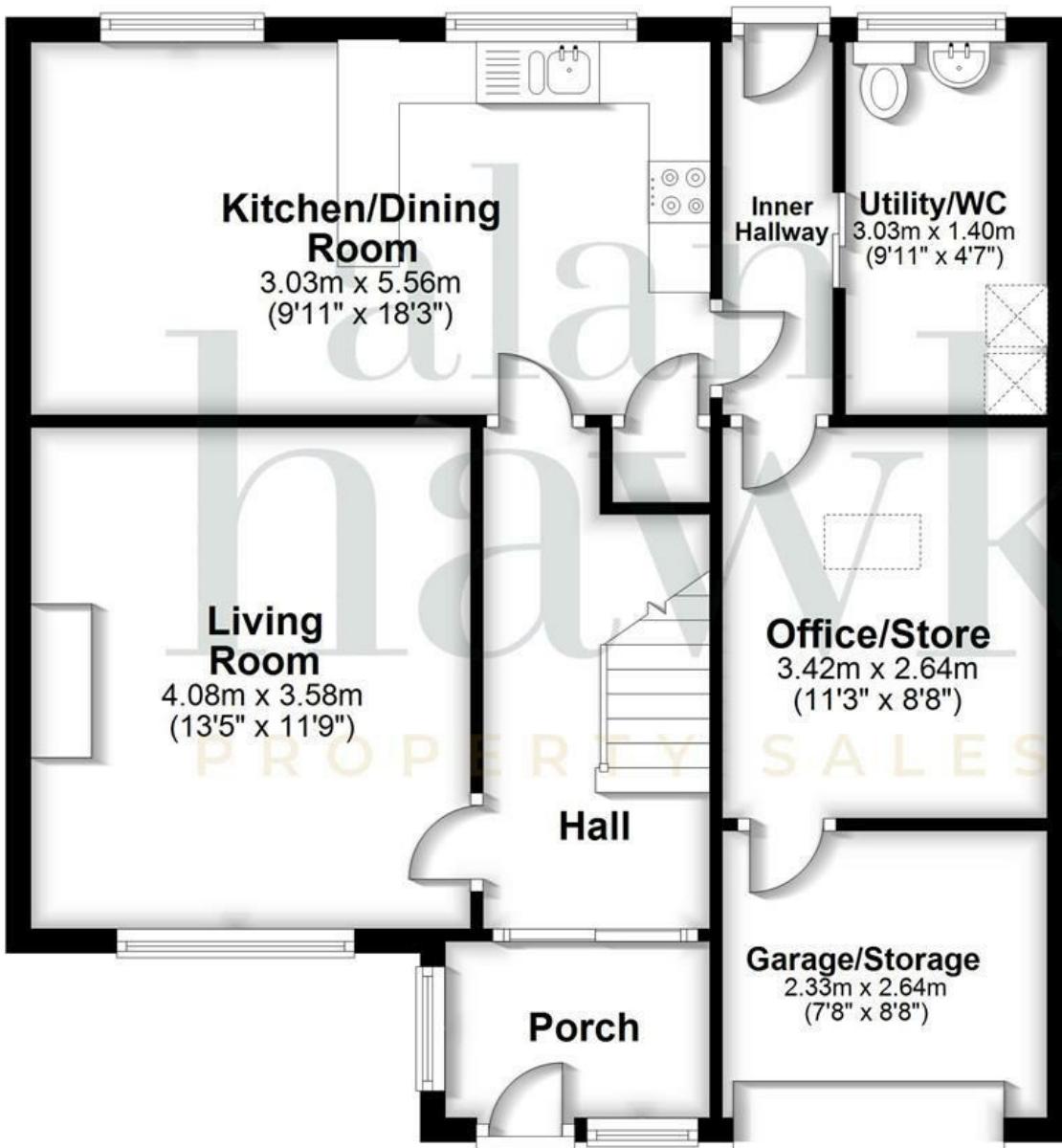


#### Energy Efficiency Rating

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

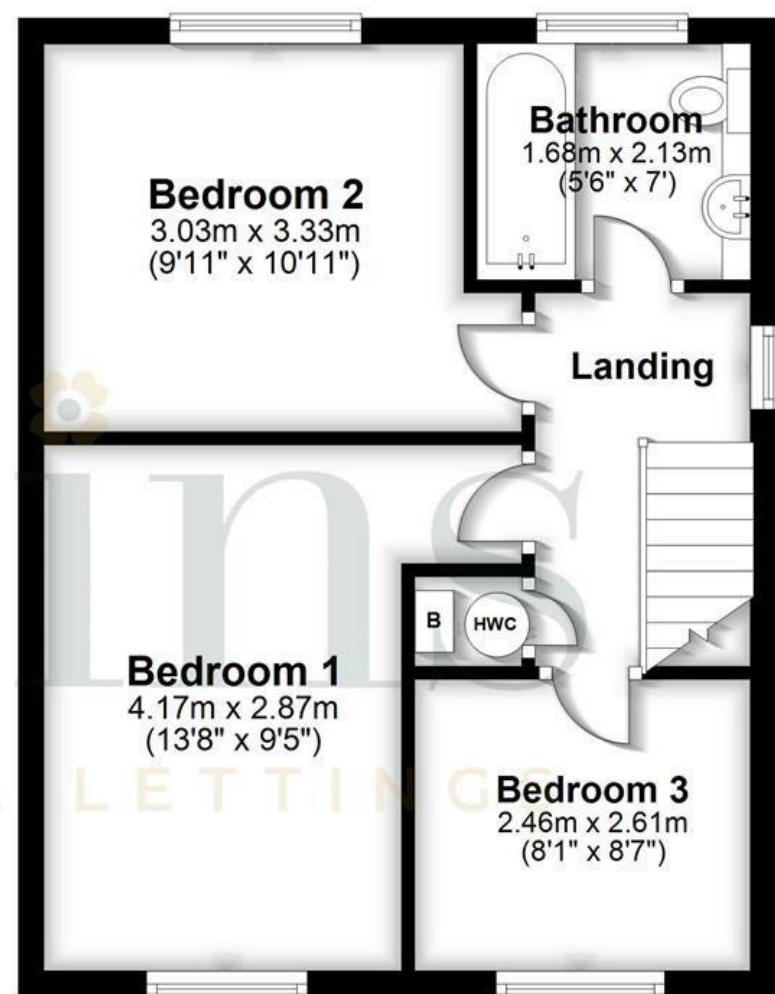
## Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 107.1 sq. metres (1153.3 sq. feet)

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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
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.

