



**Kingsley Avenue, Royal Wootton  
Bassett, SN4 8LF**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- No Onward Chain
- Rarely Available Location
- Short Level Walk To High Street
- Private South East Facing Rear Garden
- Three Bedroom Detached Bungalow
- None Estate Road
- Detached Garage & Driveway
- Close To High Street



# 3 Kingsley Avenue Royal Wootton Bassett, SN4 8LF

£385,000

A rare opportunity to purchase a DETACHED BUNGALOW ideally positioned within a level short walk to many local shops & amenities the Royal Wootton Bassett High Street has to offer.

Offered with NO ONWARD CHAIN, this two/three bedroom detached bungalow is for sale for the first time in almost 40 years!

The property itself has been well maintained over the years and requires some cosmetic updating in areas offering fantastic scope to personalise and make your own.

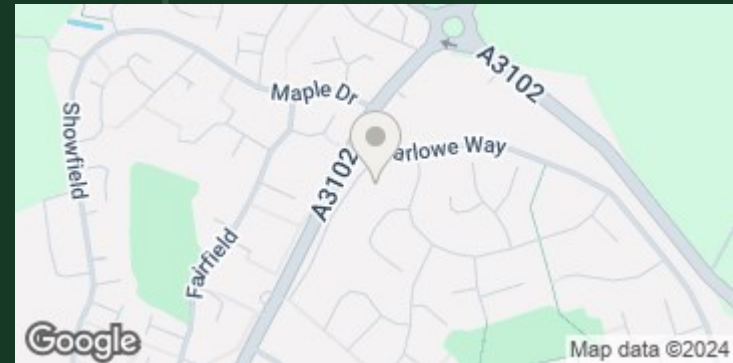
The layout comprises a side entrance porch and inner hallway, kitchen, bedroom three or dining room, 21 ft bay windowed living room, bathroom as well as a separate WC and a further two good

size bedrooms.

The home benefits driveway parking for at least three vehicles to the side leading up to a detached garage which is fitted with power & lighting. There are front and rear gardens with the rear being south/east facing, fully enclosed, non-overlooked and having side gated access.

Further benefits include uPVC double glazing, mains gas heating and constructed with solid internal walls.

For more information or to arrange a viewing contact Alan Hawkins Property Sales today.



## Viewings

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

Council Tax: Wiltshire Council

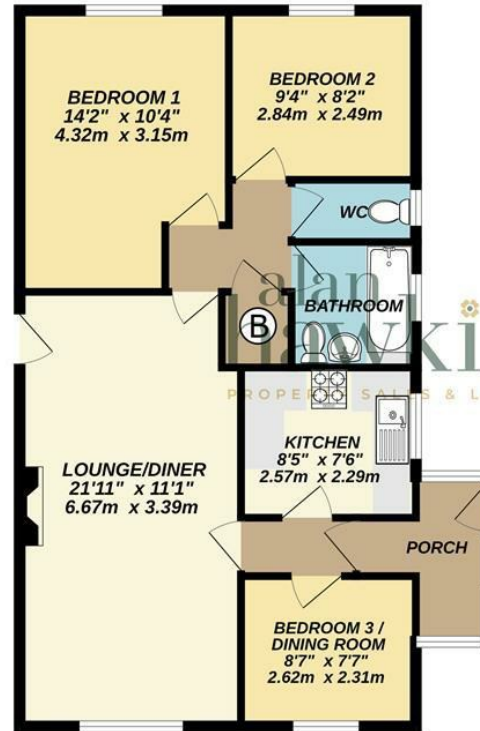
Tax Band D For year 2024/25 = £2412.03  
For information on tax banding and rates,  
please call Wiltshire Council



## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



880 SQ FT INC GARAGE (745 SQ FT EXCLUDING)

TOTAL FLOOR AREA: 880sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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