



**Betjeman Avenue, Swindon, SN4 8JY**

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

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- Two Bedroom End Of Terrace
- Front Entrance Porch
- Modern Kitchen
- Allocated Parking
- Gas Radiator Central Heating
- Beautifully Presented Throughout
- Conservatory
- First Floor Bathroom
- uPVC Double Glazing

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# 34 Betjeman Avenue Swindon, SN4 8JY

Offers in excess of £235,000

**\*\*SOLD OFF MARKET\*\***

A beautifully presented two bedroom end of terrace home, ideally located in the popular market town of Royal Wootton Bassett.

The property enjoys an additional front entrance porch which opens into a welcoming entrance hallway with stairs to the first floor landing. The home benefits a modern fitted kitchen to the front, a spacious living room to the rear with door leading into the conservatory offering a pleasant and versatile space ideal

for both dining and relaxing.

The first floor offers two bedrooms, one good size double and one large single as well as a family bathroom.

Further benefits include uPVC double glazing, gas radiator central heating and allocated parking conveniently situated opposite the property. This well presented home is worthy of an internal viewing to fully appreciate the accommodation on offer.



## Viewings

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

**Council Tax: Wiltshire**

**Tax Band B** For information on tax banding  
and rates, please call Wiltshire

## Management Fee

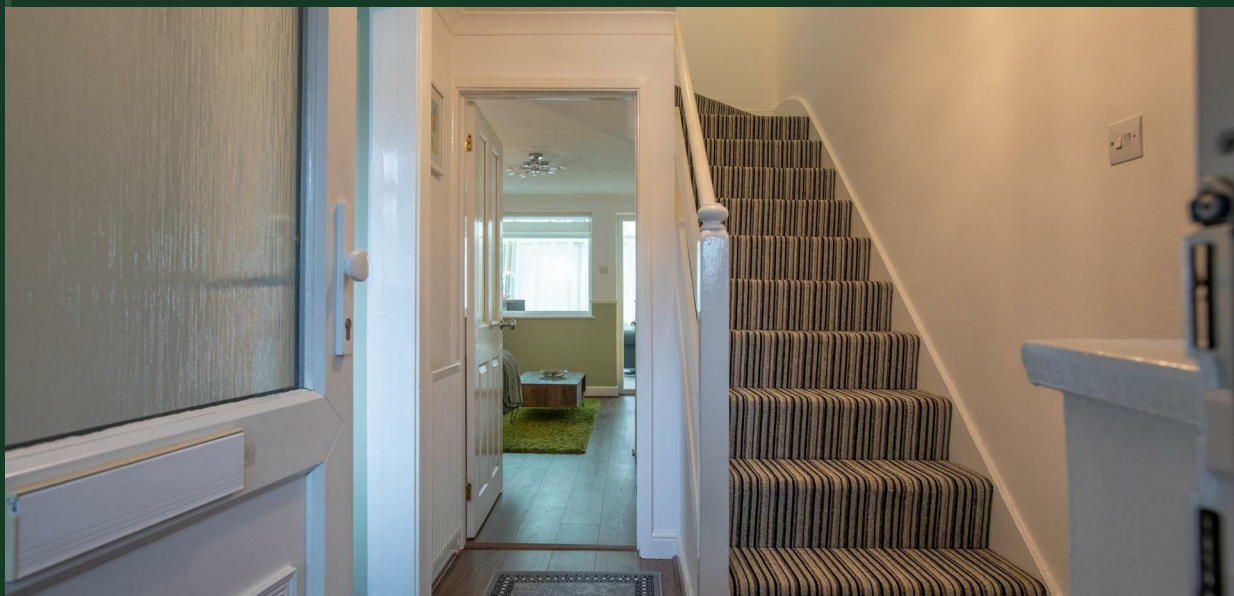
Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

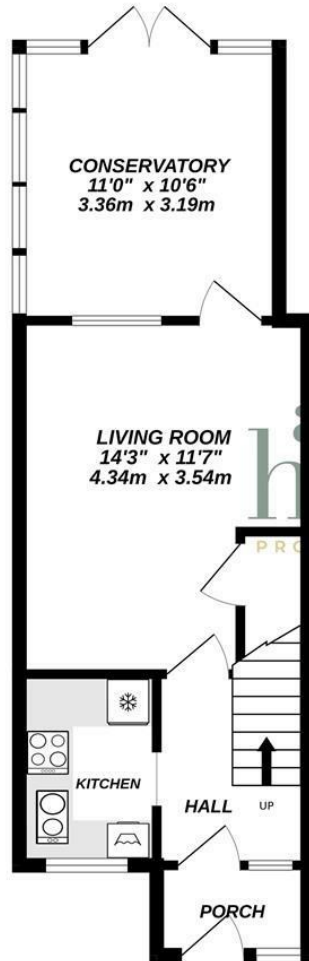
Internet - Up to 1600\* Mbps Full Fibre download  
speed available



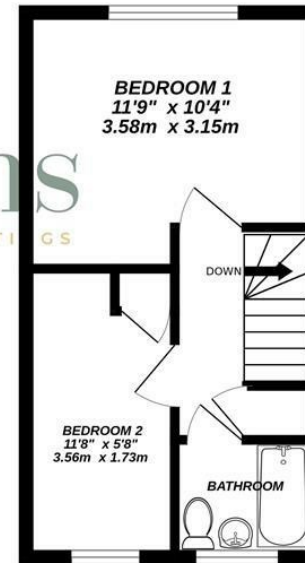
## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



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TOTAL FLOOR AREA : 648 sq.ft. (60.2 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 is given as to their operability or efficiency can be given.

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