



Buxton Way, Royal Wootton Bassett, SN4 8JB

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- Attractive 3 Bedroom End of Terrace House
- Landscaped rear Garden
- Three Bedrooms
- Fitted Wardrobes to Bedroom 1
- Modern Development

- Garage with Driveway Parking to side.
- Kitchen/Diner with French Doors
- En-Suite Shower Room
- Gas Radiator central Heating
- Walking distance to Local Amenities including Primary School.

# 23 Buxton Way Royal Wootton Bassett, SN4 8JB

**£299,950**

Situated within a modern residential development, this three-bedroom end-of-terrace home with garage and driveway to the side was built by Persimmon Homes in 2017 and offers a practical layout suited to a range of buyers.

Internally, the ground floor includes an entrance hall with cloakroom, a spacious lounge with bespoke storage units with an attractive kitchen/diner to the rear with French doors leading to the rear landscaped garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom, with the main bedroom featuring built-in wardrobe and en-suite shower room.

Outside, the property benefits from a landscaped rear garden with side gated access, generous patio and garden laid to artificial lawn, a garage located to the side with driveway providing off-road parking.

Conveniently located close to local amenities, including a primary school, this home is well-placed for day-to-day living. Contact Alan Hawkins Property Sales to arrange a viewing on 01793 840222.



## 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, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold (Garage = Leasehold 999 yrs)

## Management Fee

£242 p/a

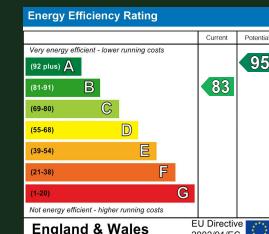
Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Up to 1000 mbps (Ofcom)

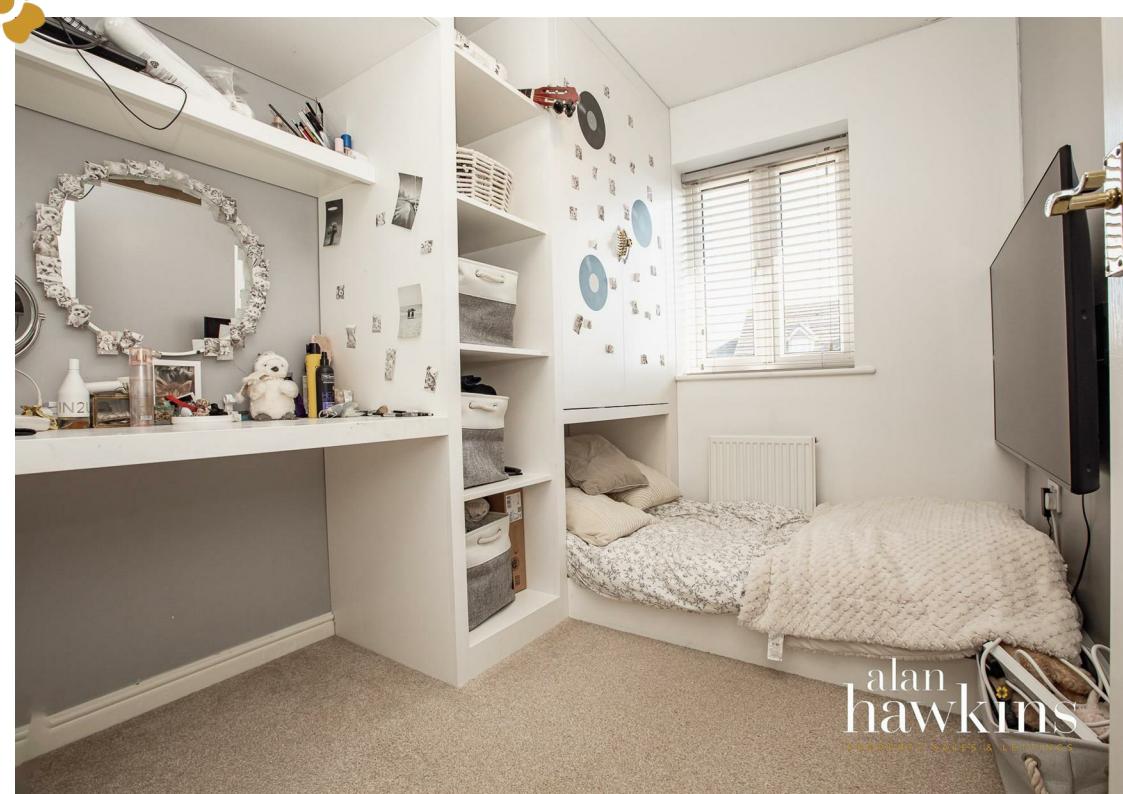
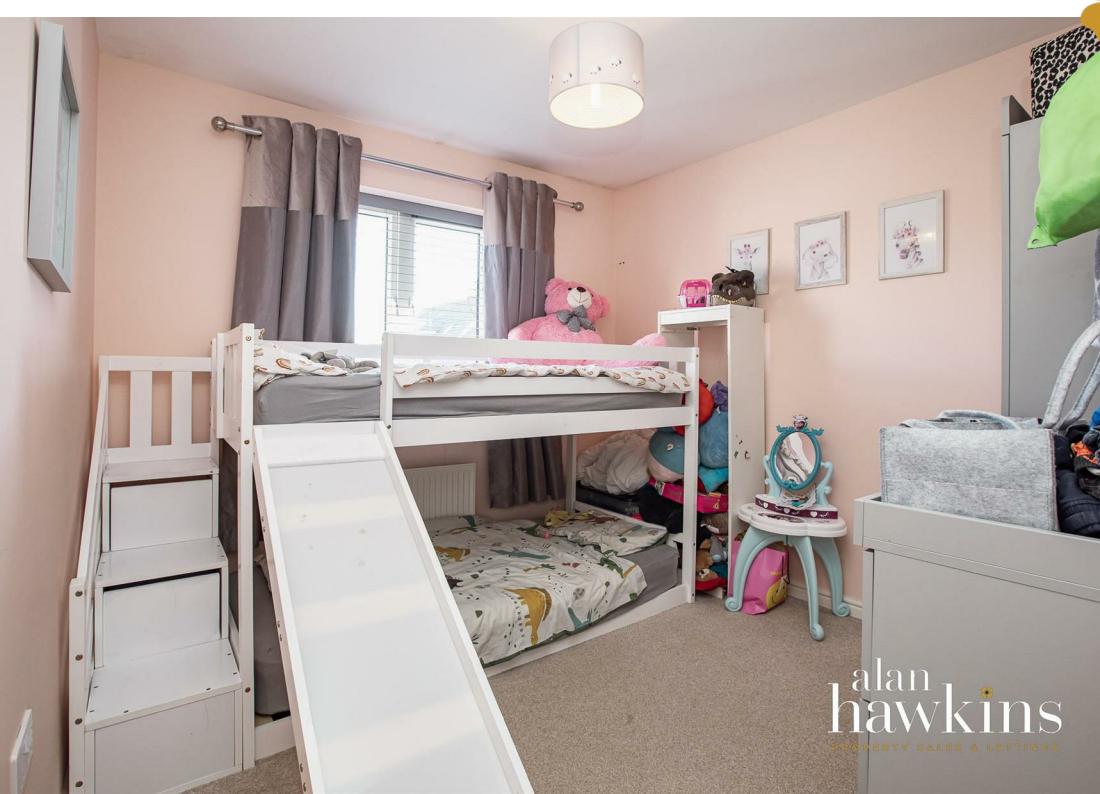
Gas: Mains

Water & Waste: Mains

## Energy Efficiency Rating (England & Wales)









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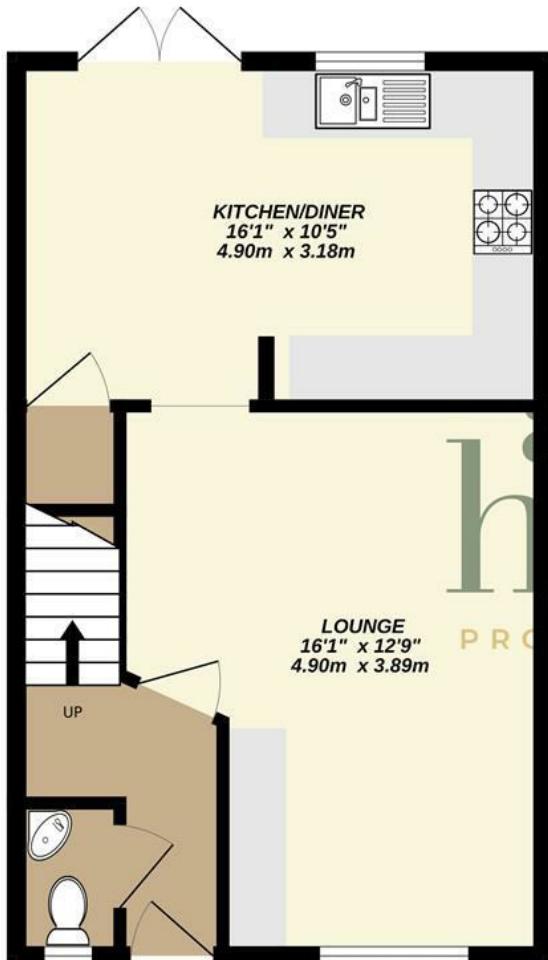


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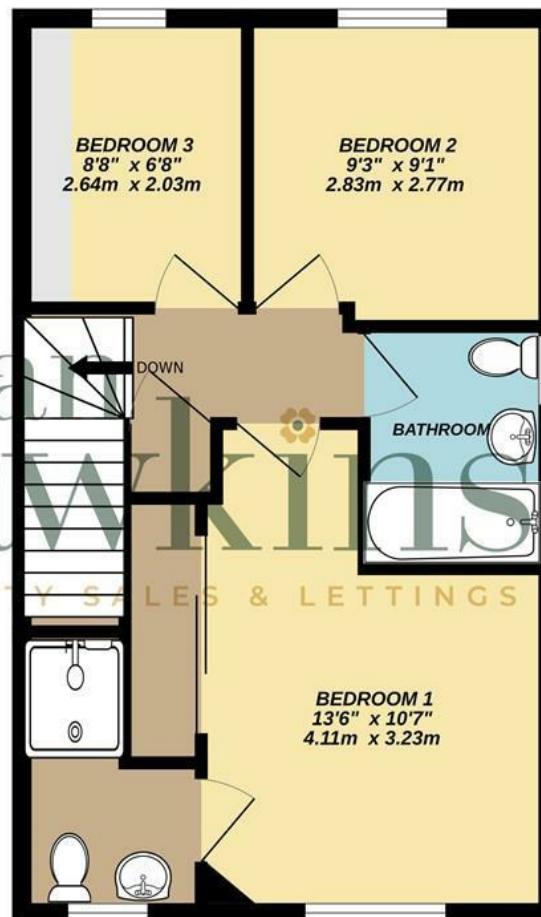


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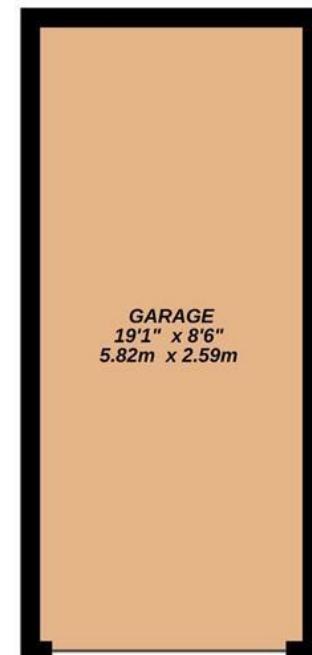
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



GARAGE  
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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.

