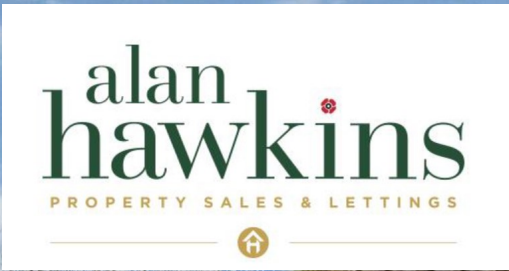


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



alanhawkins.co.uk



alan hawkins  
32 Fox Brook, Royal Wootton Bassett, SN4 8QD  
PROPERTY SALES & LETTINGS



# 32 Fox Brook, Royal Wootton Bassett, SN4 8QD

## Guide price £325,000

For sale with NO ONWARD CHAIN is this fantastic three bedroom LINK-DETACHED property with CONSERVATORY & DETACHED GARAGE ideally located close to shops & bus stop within a favourable cul-de-sac location in Royal Wootton Bassett.

The internal accommodation boasts an entrance hallway with downstairs cloakroom, a bay windowed living room with opening to a separate dining room, kitchen to the side providing potential to open up into a kitchen/diner and a brick based glass roof conservatory to the rear.

Upstairs and to the first floor are three bedrooms and a modern fully tiled wet room.

Outside and to the rear is a westerly facing, fully enclosed low maintenance garden mainly laid with artificial grass with gated access to the rear parking and detached garage. There is space to the side providing additional off road parking for one small vehicle.

Further benefits of this home include uPVC double glazing and gas radiator central heating.

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

### Viewings

Viewings are by appointment only through Alan Hawkins Property Sales.  
Tel: 01793 840222

### 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

