



Longfellow Crescent, Royal Wootton Bassett, SN4 8JU

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PROPERTY SALES & LETTINGS



- 2 Bedroom End of Terraced
- South/West Facing Rear garden
- Close To Amenities
- Buy To Let Opportunity
- Gas Radiator Central Heating

- No Onward Chain
- Allocated Parking
- Great First Time Purchase
- uPVC Double Glazing



24 Longfellow Crescent Royal Wootton Bassett, SN4 8JU

£200,000

Offered with no onward chain and vacant possession, this two-bedroom end-terrace house is located in an established cul-de-sac in Royal Wootton Bassett, close to local amenities and a nearby green space.

The property features an entrance hallway, kitchen, and a spacious lounge with door to the rear garden on the ground floor. Upstairs, there are two good size bedrooms with built in

wardrobe to bedroom one and a bathroom.

Additional benefits include gas central heating, uPVC double glazing, allocated parking, and a low-maintenance west-facing rear garden with rear gated access.

Ideal for first-time buyers or investors. For more information or to arrange a viewing, 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 B For year 2024/25 = £1985.93
For information on tax banding and rates, please call Wiltshire Council

Gas - Mains

Electric - Mains

Water - Mains

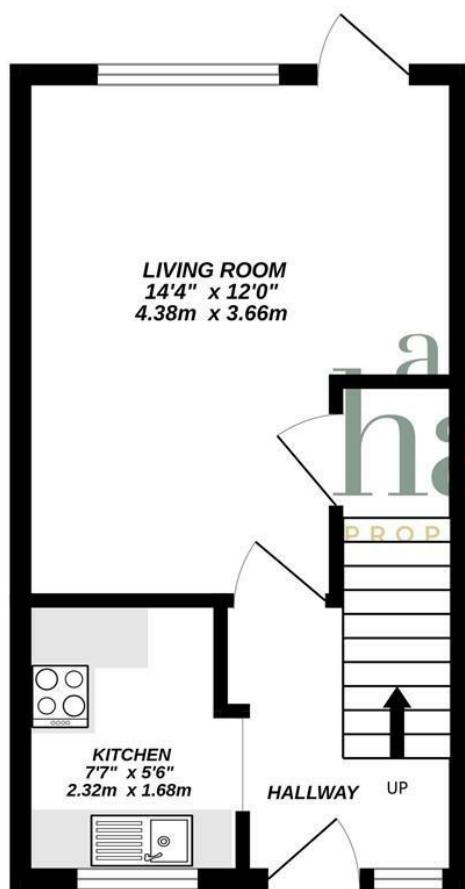
Drainage - Mains

Internet - Up to 1600* Mbps available download speed

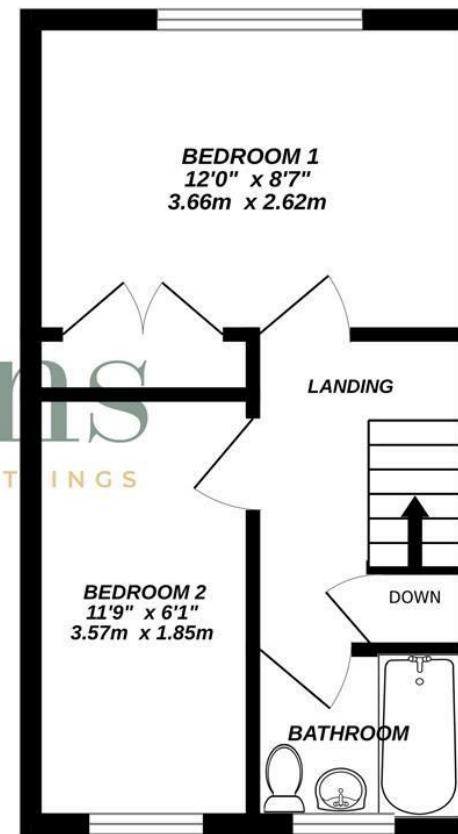
Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | 71 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

GROUND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 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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The Property
Ombudsman