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**Cricketers Close, Royal Wootton Bassett, SN4 8JD**

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PROPERTY SALES & LETTINGS

- Three Bedroom End Of Terrace House
- Downstairs Cloakroom
- Lounge/Diner
- Family Bathroom
- Side & Rear Gated Access

- Two Allocated Parking Spaces
- Spacious Kitchen
- En-Suite Shower Room
- Westerly Facing Low Maintenance Rear Garden

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PROPERTY SALES & LETTINGS

# 9 Cricketers Close Royal Wootton Bassett, SN4 8JD

**£287,500**

A lovely three bedroom end of terrace family home situated in this modern development, constructed in 2016 ideally located within easy reach of a local schools and level walking distance of Wootton Bassett's bustling high street.

The accommodation internally comprises an entrance hall, cloakroom, kitchen with integrated oven and hob and a spacious lounge/diner with French Doors to the rear garden.

The first floor offers a family bathroom, en-suite shower room and three three good size bedrooms. This home comes with off road allocated parking for at least two vehicles to the rear, additional layby guest parking to the front and an enclosed westerly facing rear garden benefiting both rear and side gated access.

Further benefits include gas radiator central heating via a combination boiler, uPVC double glazing and the remainder of the original 10 yr NHBC warranty.

To request a viewing or for more information contact our sales office today on 01793 840222



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2144.02  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Management Fee

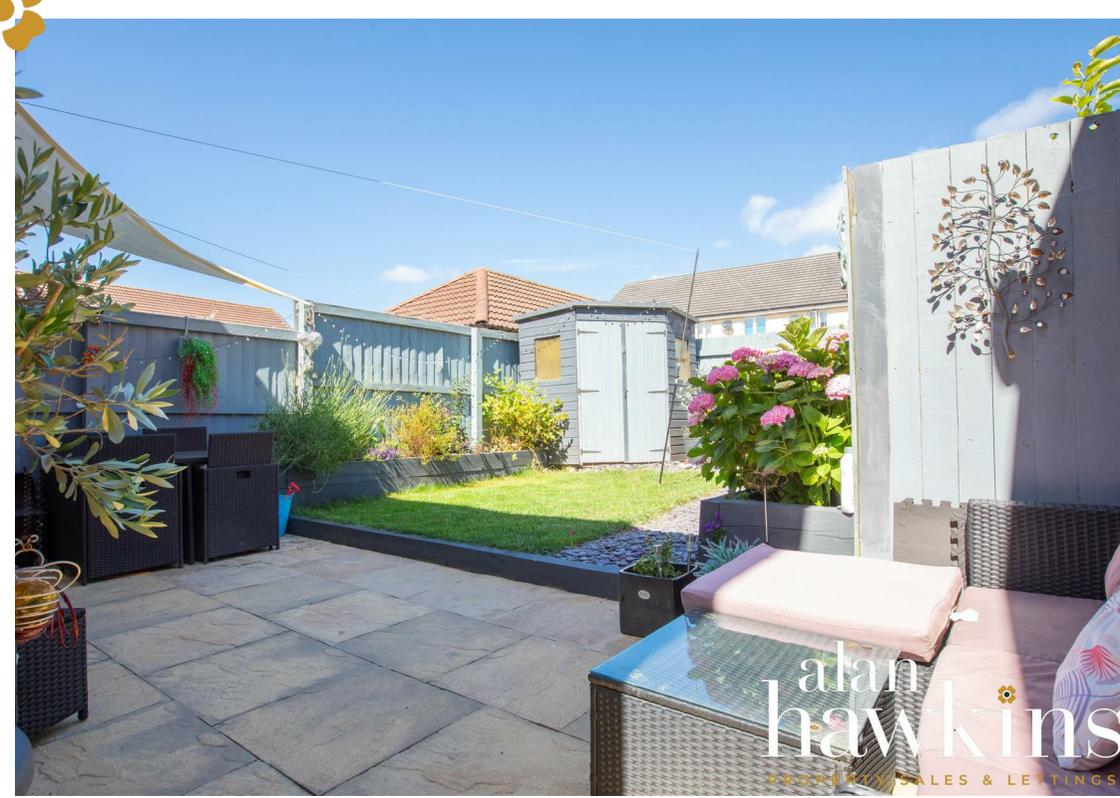
There is a yearly Service charge to Remus of £163.62 per annum

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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	



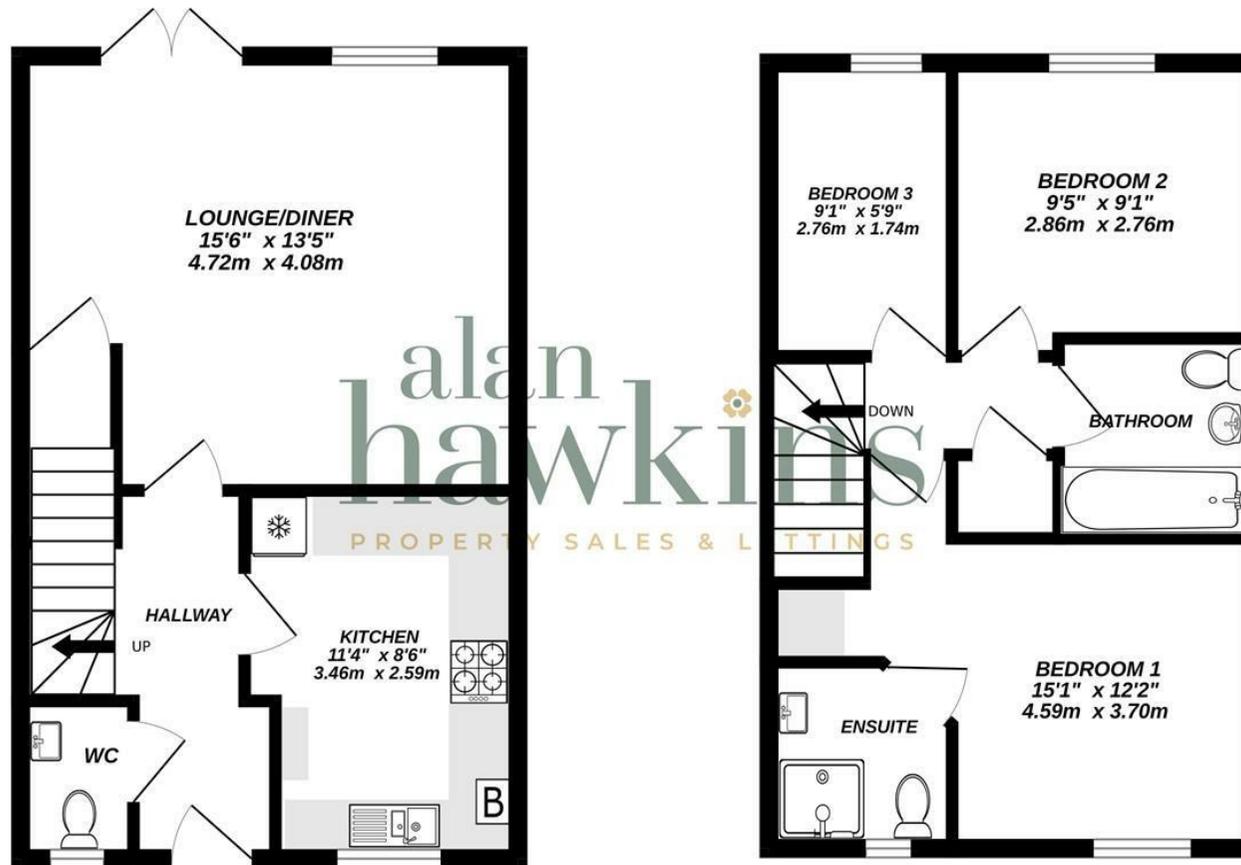




GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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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.

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