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PROPERTY SALES & LETTINGS

New Road, Royal Wootton Bassett, SN4 7DG

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- Two Double Bedroom Bungalow
- c100ft Rear Garden
- Generous Entrance Hallway
- Two Reception Rooms
- South-West Facing Rear Garden
- Non-Estate Location
- Beautifully Presented Throughout
- Large Bathroom
- Driveway Parking
- Side Gated Access

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20 New Road
Royal Wootton Bassett, SN4 7DG

£335,000

An attractive and beautifully presented two double bedroom semi-detached bungalow, occupying a desirable non-estate position in Royal Wootton Bassett, within approximately a 10-minute walk of the town's High Street and its wide range of shops, cafés and amenities. The property has been thoughtfully renovated and improved over the years by the current owners, creating a stylish and comfortable home, while outside it benefits from a particularly impressive south-west facing rear garden extending to approximately 100ft, together with driveway parking for two vehicles.

The well-presented accommodation comprises a good size entrance hallway, two generous double bedrooms positioned to the front of the property, with the principal bedroom featuring an attractive bay window and a spacious bathroom with shower over bath. To the rear is a modern dual-aspect kitchen, separate dining room with French doors opening directly onto the rear patio and a bright & airy living room.

Outside, the property continues to impress. The front provides driveway parking for two vehicles, with gated side access leading through to the fully enclosed rear garden. The approximately 100ft south-west facing garden is a real feature of the property, enjoying a good degree of privacy and being beautifully landscaped and maintained. There is a generous patio seating area, a well kept lawn and a productive vegetable garden positioned towards the bottom of the plot.

A superb opportunity to acquire a ready-to-move-into bungalow, offering excellent presentation, generous outside space and a convenient location within easy walking distance of Royal Wootton Bassett town centre.

For further information or to arrange a viewing, please contact Alan Hawkins Property Sales



Viewings

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

Council Tax: Wiltshire Council

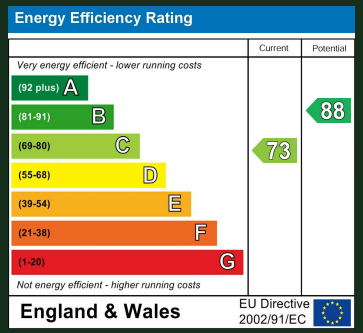
Tax Band C For year 2023/24 = £2,395.63
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 900* Mbps Full Fibre Gigafast available

Energy Efficiency Rating (England & Wales)




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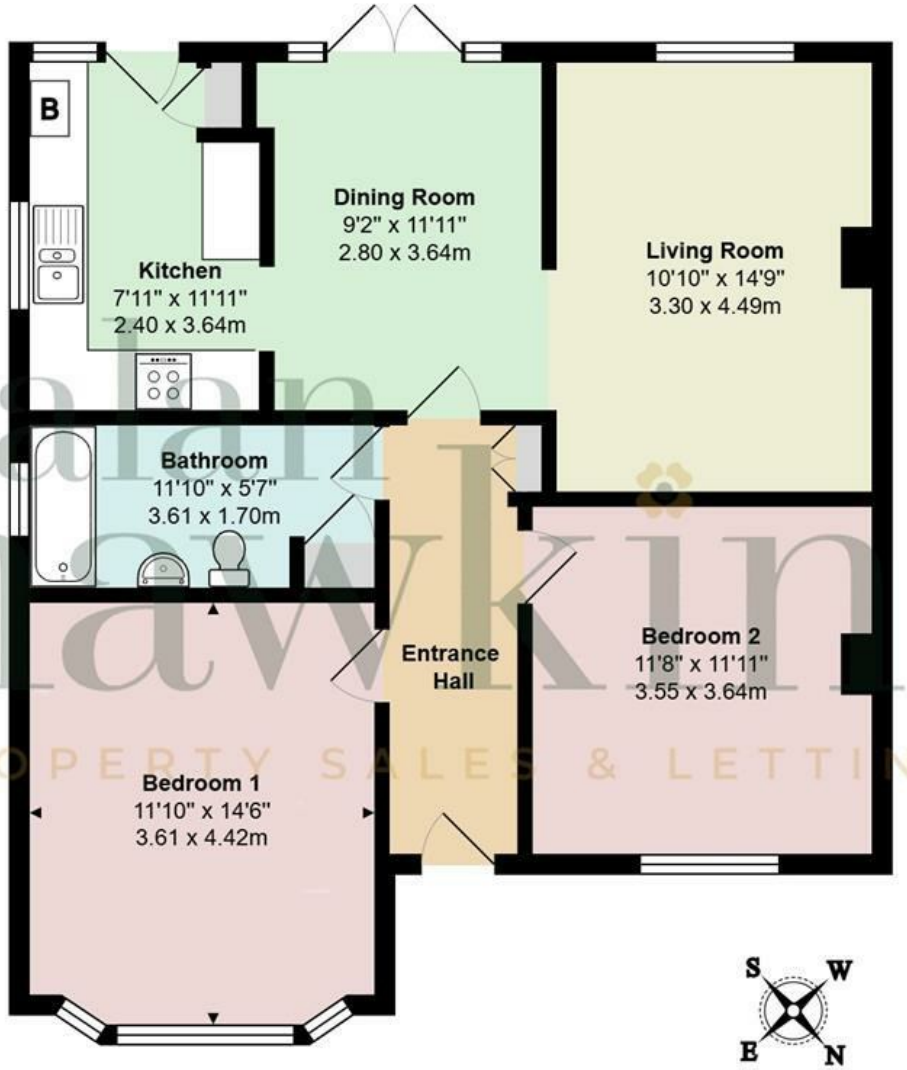

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Total Area: 853 ft² ... 79.2 m²

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
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THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman