



Badger Close, Royal Wootton Bassett
Guide Price £195,000

NO CHAIN! UPVC double glazing, gas radiator central heating, 1 DOUBLE BEDROOM + a modern first

*** ENVIABLE POSITION &
DELIGHTFUL VIEWS TO THE FRONT
ASPECT ***

*** Being SOLD with NO ONWARD
CHAIN! *** THE PERFECT FIRST-
TIME / INVESTMENT PURCHASE ***
popular modern cul-de-sac position
located within the sought after town of
Royal Wootton Bassett.

This wonderful starter home has been
lovingly improved and maintained by
the current owners over the past C.10
years.

Attributes include: UPVC double
glazing, gas radiator central heating,
modern first floor shower room, a fully
enclosed and well tended garden
which in turn offers a high degree of
privacy with a gate providing side
access + allocated / driveway parking
for C.2 Vehicles.

The impressive living accommodation
briefly comprises: Conservatory /
Dining Area, an open plan living /
kitchen. To the first floor there is a
spacious DOUBLE BEDROOM + a
modern shower room.

Royal Wootton Bassett has lots to love
and offer and in turn provides a superb
sense of community spirit and in our
professional opinion is one of the
most favorable places to live within the
North Wiltshire area. The town also
provides some fantastic travelling
routes such as excellent access to
Junction 16 of the M4 Motorway as well
as being approximately 7 miles away
from Swindon Town Centre, The
Designer Outlet Village and the
Railway Station. It also has one of the
most reputable secondary schools
within the South West Of England
which can be found within a short
walk/commute away. In addition you
have the convenience & pleasure of
being within close proximity to Jubilee
Lake which benefits from having a

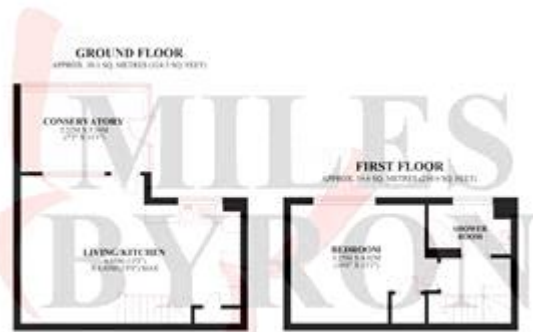
floor shower room, a fully enclosed and well tended garden with a gate providing side access + allocated /
driveway parking for C.2 Vehicles. | Freehold

natural habitat of wildlife, woodland as well as a tranquil setting for keen anglers and those who wish to walk the dog or simply a stroll or run around the lake and park. A perfect day out with the family!

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



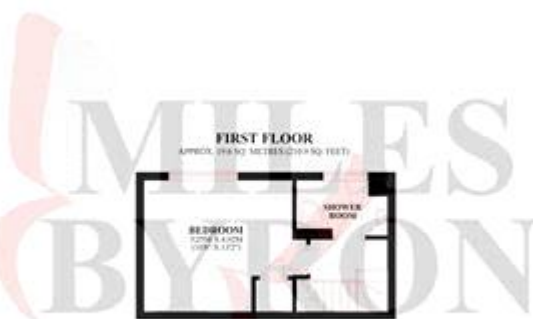
TOTAL AREA: APPROX. 49.7 SQ. METRES (535.5 SQ. FEET)

All images and text are for illustrative purposes only and are intended to convey the concept and vision for the properties. Information only. These plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plans produced using Plot123.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.