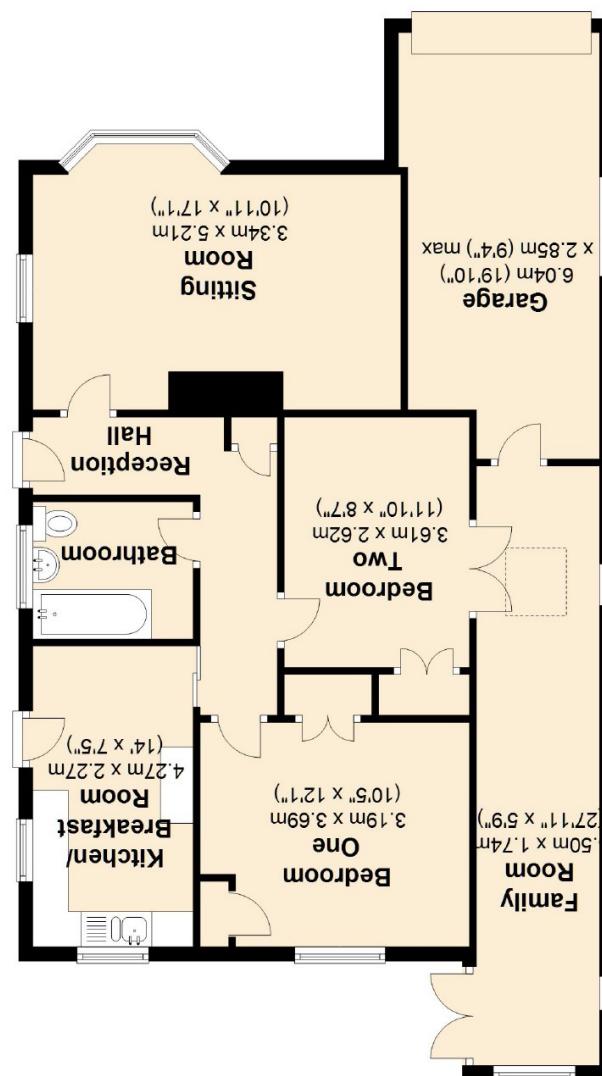


www.onlybungalows.co.uk



Total area: approx. 96.6 sq. metres (1039.8 sq. feet)



Approx. 96.6 sq. metres (1039.8 sq. feet)

Ground Floor



32 Longleaze
Royal Wootton Bassett

Offers Over £249,500

only Bungalows
.co.uk

A specialist service for sellers and buyers of bungalows

32 Longleaze, Royal Wootton Bassett, Wiltshire, SN4 8AT

A detached bungalow, positioned on the corner of Longleaze and Queens Road in the heart of Royal Wootton Bassett, and close to very good local amenities. The property requires some updating but offers great potential with well proportioned rooms and flexible accommodation. Low maintenance gardens to front and rear. Drive way parking and garage with electric roller door. No chain.

- Detached bungalow
- Great potential
- Flexible accommodation
- Two reception rooms
- Two bedrooms
- Garage
- No chain



Reception Hall

Obscure, double glazed door to side elevation. Coved ceiling. Pendant ceiling lights. Access to loft space. Access to cloaks cupboard. Telephone point. Radiator.

Sitting Room

Three piece, double glazed, bay window to front elevation. Double glazed window to side elevation. Coved ceiling. Pendant ceiling light. Wall light points. Television point. Radiators.

Bathroom

Obscure, double glazed window to side elevation. Coved ceiling. Ceiling light. Three piece, white suite comprising: Close coupled W.C. Pedestal wash hand basin with chrome taps over. Deep panelled bath with chrome taps over. Ceramic tiled walls and floor. Radiator.



Kitchen/Breakfast Room

Double glazed window to side and rear elevations. Coved ceiling. Ceiling light. Range of floor and wall mounted units, providing good storage facilities. Deep, roll edged work surfaces over with ceramic tiled surrounds. Inset one and a half bowl, stainless steel, single drainer sink unit with chrome, mixer tap over. Space and plumbing for automatic washing machine, fridge and electric/gas oven. Ceramic tiled floor. Wall mounted, gas fired central heating boiler. Radiator.

Bedroom One

Double glazed window to rear elevation. Coved ceiling. Pendant ceiling light. Built in wardrobe. Airing cupboard, housing hot water tank. Radiator.

Bedroom Two

Double glazed, double doors to family room. Coved ceiling. Pendant ceiling light. Built in wardrobe. Radiator.

Family Room

Double glazed window to side and rear elevations. Double glazed, double doors to side, providing access to garden. Coved ceiling. Pendant ceiling lights. Radiators. Door to garage.

Garage

Electric roller door to front elevation. Window to side elevation. Personal door to family room. Light and power.

Outside

To the front of the bungalow is a block paved drive enclosed by half height walling and twin, double, wrought iron gates. The rear garden is laid to paved sun terrace with garden shed. A private garden enclosed by timber fencing.

Services

Mains electricity, gas, water and drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

We believe from the vendors that 32 Longleaze is a freehold property.

Wiltshire Council

Wiltshire Council, Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 456 0100. www.wiltshire.gov.uk. Council tax band: D.

Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty.

They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither we nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of the company have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.

