



## 2 bed semi-detached house to buy in SN4

Swinburne Place, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8LE

**£200,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Part Renovated Semi Detached
- ✓ Garden
- ✓ Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Online Unconditional Auction.

Pattinson Auction offer to the market this partly-renovated three bedroom semi-detached home, in a cul-de-sac position within the exceptionally popular village of Royal Wootton Bassett, within reach of both the M4 and Swindon.

This property sits on a generous plot with front & rear gardens, long driveway to the front and side of the property, with a long, single width garage in the rear garden - opening up opportunities for alternative uses.

This property, once complete, would make an excellent investment, or family home for either the person completing the works, or a future buyer.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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