



26 Sprats Barn Crescent

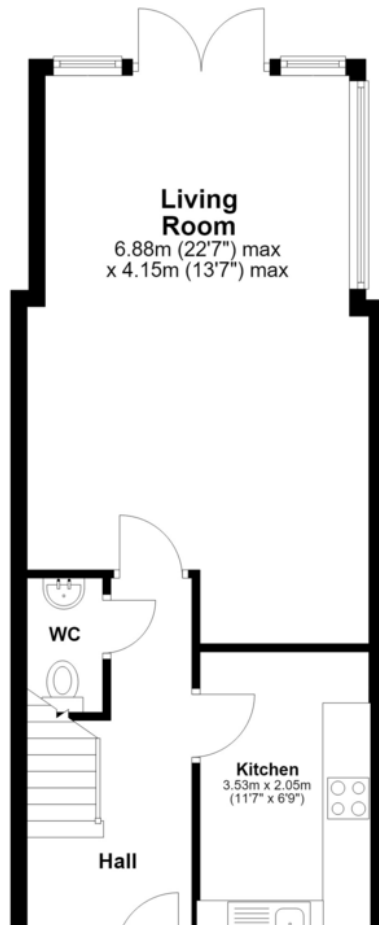
Royal Wootton Bassett, SN4 7JP

Guide Price £325,000

- TWO ALLOCATED PARKING SPACES
- WONDERFUL EXTENSION
- TWO BATHROOMS PLUS CLOAKS
- ACCOM OVER THREE FLOORS
- LOVELY GARDEN
- GAS CH & UPVC D/GLZ

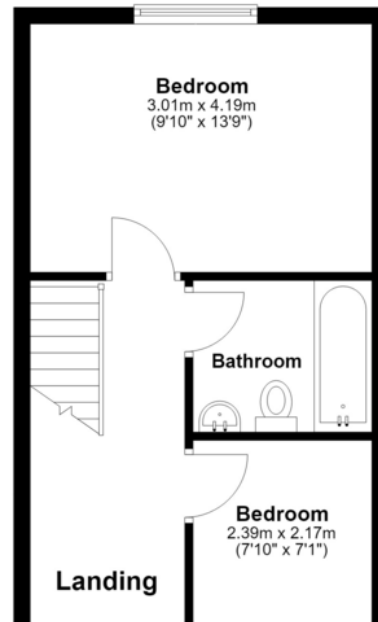
Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



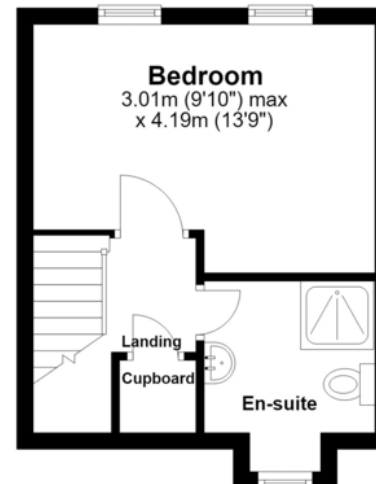
First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.7 sq. feet)
(excluding Cupboard)



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire County Council

OFFICE

32 High Street
Royal Wootton Bassett
Swindon
Wiltshire

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements