



Church Hill, Wroughton, Swindon
Offers Over £165,000

NO ONWARD CHAIN, End Of Terrace Cottage, Stylishly Presented Throughout, Desirable Village

* PROPERTY VIDEO TOUR - NOW AVAILABLE TO DOWNLOAD & VIEW ONLINE! *

*Stylish, Village Living With A Twist Of Character & Charm *

In Our Professional Opinion, This Would Make The Perfect First-Time/Investment Purchase. This Property Is Being Offered 'For Sale' With No Onward Chain!

* A HOME WHICH IS READY TO MOVE INTO * The Well Presented Living Accommodation Briefly Comprises: Entrance Porch, Living/Dining Room + A Modern & Stylish Kitchen With A Very Stylish Ceiling/Roof Lantern. To The First Floor There Is A Modern Bathroom & Double Bedroom.

* OUTSIDE - REAR ASPECT: Externally There Is A Small Courtyard Area.

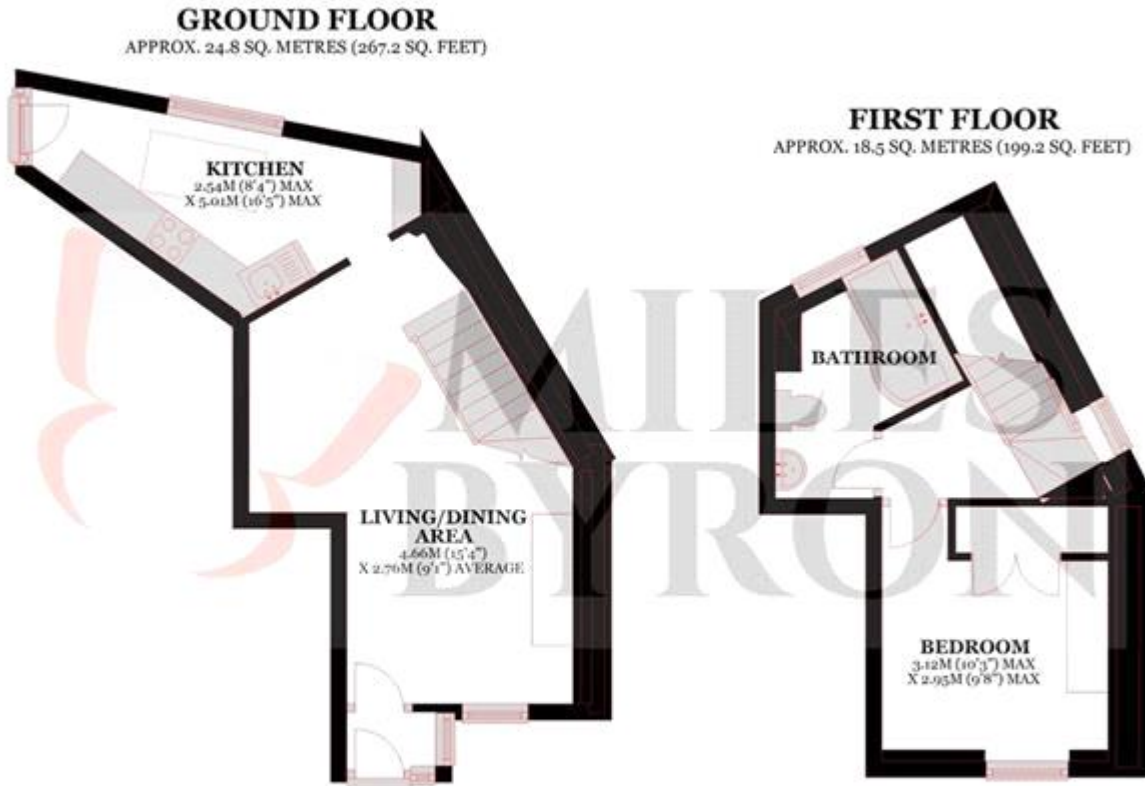
* PARKING: On Street Parking.

Tenure: Freehold

Location, Double Bedroom, Modern First Floor Bathroom, Modern Kitchen With A Very Stylish Ceiling/Roof Lantern | Freehold **SOLD**



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. 43.3 SQ. METRES (466.4 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor 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.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			85
(55-68) D			
(39-54) E		52	
(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.



Viewing by appointment only
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