



**Priors Hill, Wroughton, Swindon**  
**Guide Price £295,000**

A bay fronted semi detached property with potential to improve | Freehold **SOLD**

SCOPE FOR IMPROVEMENT & FURTHER EXTENSION POTENTIAL (S.T.P.P.) MILES BYRON Real Estate are delighted to offer For Sale this EXTENDED (in excess of 950 square feet/89 square meters of living space) bay fronted semi detached home located within the heart of Wroughton. Wroughton is one of the most sought after villages within the local area, which can be found located on the fringes of both Swindon and Marlborough within Wiltshire. This delightful village has the most wonderful community feel good factor, close proximity to amenities, superb access to major road links, reputable primary and secondary schools and also within a short commute to large employers such as Nationwide Building Society and Intel and in addition the Great Western Hospital. This wonderful property is FREE OF CHAIN. The property benefits from gas radiator central heating, uPVC double glazing and a south, westerly facing rear garden, driveway parking to the rear for c.2 vehicles and an outbuilding/small garage. The property also offers the potential subject to planning to create a driveway to the front aspect. The accommodation briefly includes the following: Entrance porch, entrance hall, a spacious open plan living/dining room, an extended kitchen/breakfast room, utility area and downstairs W.C. To the first floor there are three bedrooms (two double's and a single box room) and bathroom. An early viewing is recommended.

Tenure: Freehold

Parking options: Off Street

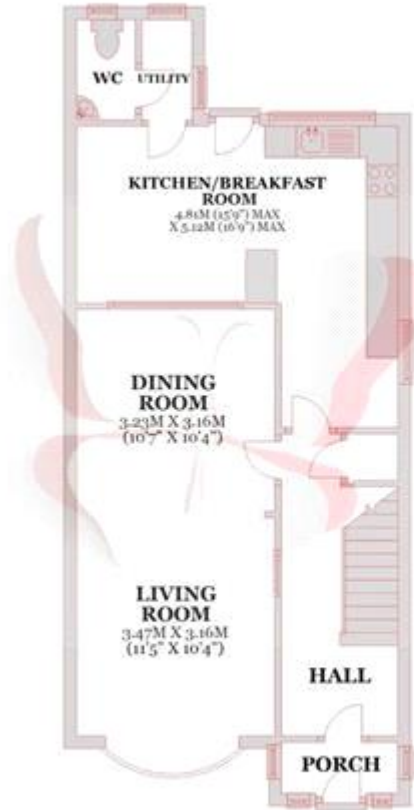
Garden details: Private Garden



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.

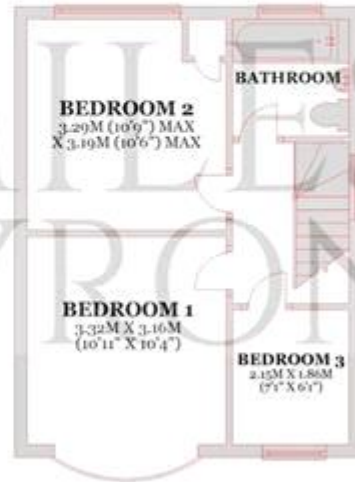
### GROUND FLOOR

APPROX. 54.9 SQ. METRES (599.7 SQ. FEET)



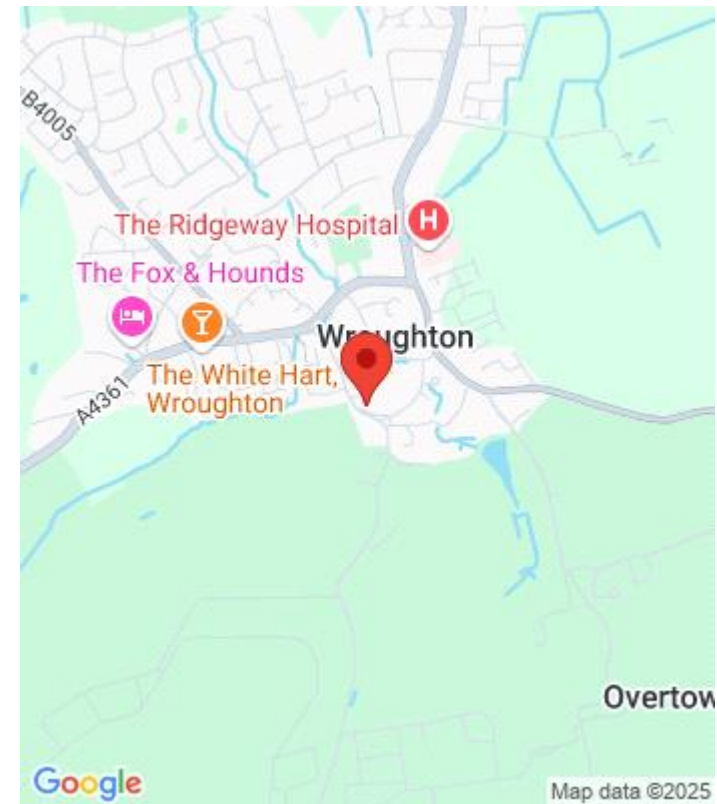
### FIRST FLOOR

APPROX. 35.0 SQ. METRES (377.0 SQ. FEET)



**TOTAL AREA: APPROX. 89.9 SQ. METRES (967.6 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 PlanItly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>82</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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