



Alexandra Park, Wroughton
Offers Over £285,000

Sought After Village Location, Corner Plot Position, South Facing Rear Garden, 3 Great Size Bedrooms &

MILES BYRON are delighted to offer For Sale this well presented and deceptively spacious END OF TERRACE HOME located within the very desirable 'Alexandra Park' development of Wroughton. This amazing property benefits from having 3 great size bedrooms and family bathroom to the first floor. To the ground floor there is a generous in size living room, great size 'open plan' kitchen/dining room, lobby area and a spacious W.C. Externally there are front and a fully enclosed EASTERLY FACING REAR GARDEN BOASTING A HIGH DEGREE OF PRIVACY + TWO ALLOCATED PARKING SPACES. This wonderful home is conveniently located within close proximity to amenities, Alexandra House/Hotel & Leisure Facilities and offers fantastic access to local reputable schools. To fully appreciate this delightful property, we would highly recommend confirming your viewing for this coming Sunday.

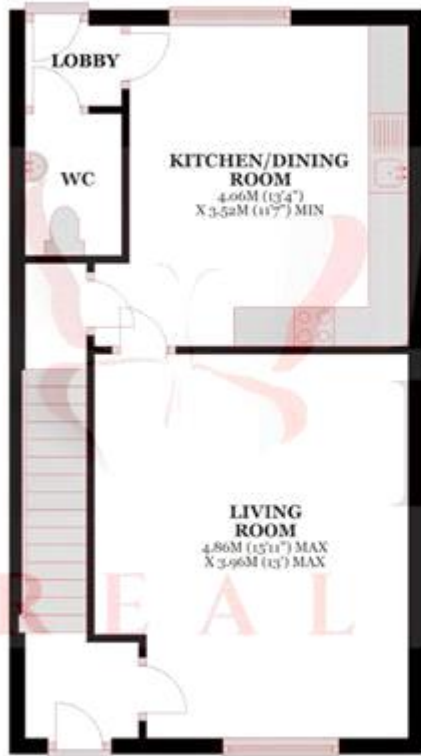
Tenure: Freehold



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. 43.6 SQ. METRES (469.7 SQ. FEET)



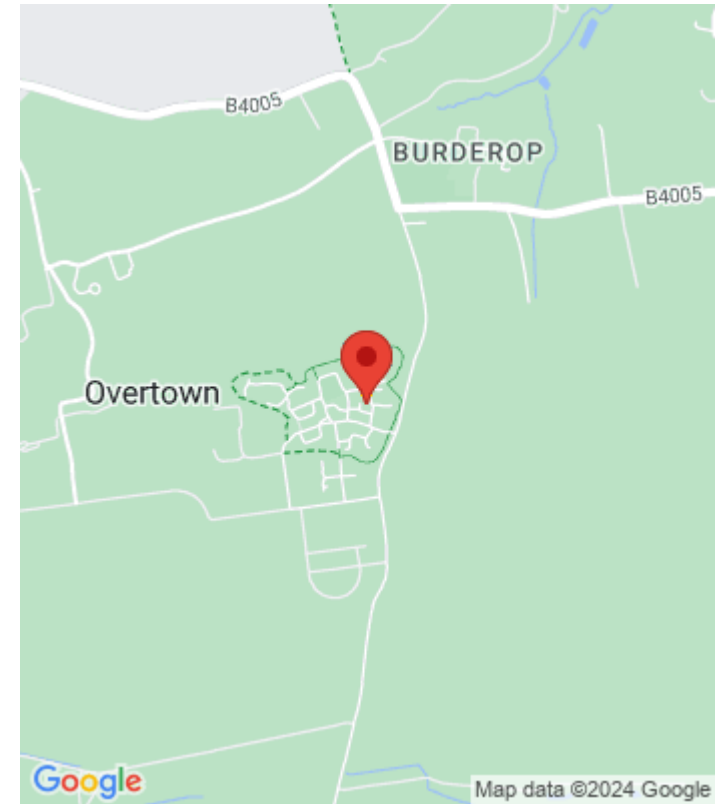
FIRST FLOOR

APPROX. 43.6 SQ. METRES (469.7 SQ. FEET)



TOTAL AREA: APPROX. 87.3 SQ. METRES (939.3 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		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(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.