



**Alexandra Park, Wroughton**  
**Offers Over £310,000**

End Of Terrace Home, Sought After Location, 3 Generous Size Bedrooms With En-Suite To The Master

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

Bedroom, Kitchen/Dining Room, Large Conservatory, Downstairs W.C., Driveway + Garage | Freenoid

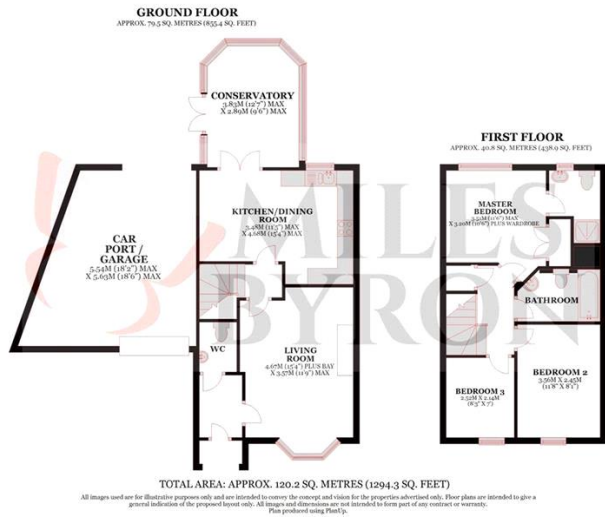
**SOLD**

Built By The Highly Reputable: David Wilson Homes. MILES BYRON are delighted to offer For Sale this stylishly 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 generous size bedrooms, en-suite shower room to the master bedroom and family bathroom to the first floor. To the ground floor there is great size living room with bay shaped window, an 'open plan' kitchen/dining room which in turn leads to a large conservatory, entrance hall & W.C./cloakroom. Externally there is a fully enclosed rear garden BOASTING A HIGH DEGREE OF PRIVACY + DRIVEWAY PARKING & GARAGE. 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 appointment to view with MILES BYRON as soon as possible!

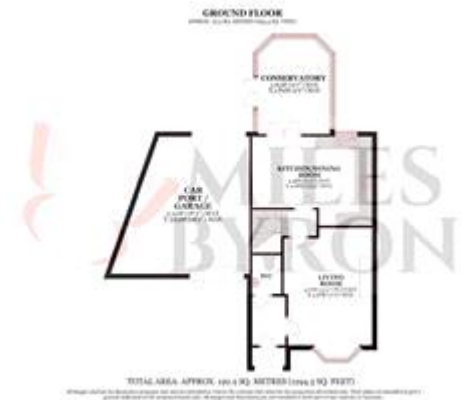
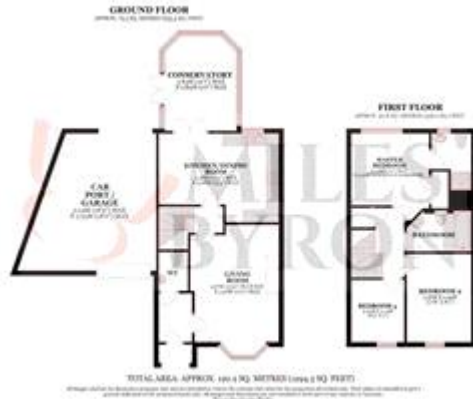
Tenure: Freehold

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.



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>		76	88
(55-68) <b>D</b>			
(39-54) <b>E</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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com