



**Wroughton, Swindon**  
**Guide Price £495,000**

Remaining N.H.B.C., 4 DOUBLE BEDROOMS, SOUTH FACING REAR GARDEN, DRIVEWAY + SINGLE

\*\*\* DESIRABLE VILLAGE LOCATION  
\*\*\* SHOW HOME CONDITION &  
PRESENTATION - READY TO MOVE  
INTO! \* REMAINING N.H.B.C.  
WARRANTY \* CUL-DE-SAC POSITION  
\* CLOSE PROXIMITY TO AMENITIES \*  
SUPERB ACCESS TO MAJOR ROAD  
LINKS \* SOUGHT AFTER &  
REPUTABLE SCHOOL CATCHMENT  
AREA \* Located within the very  
desirable village of Wroughton. MILES  
BYRON are delighted to offer FOR  
SALE this STUNNINGLY PRESENTED:  
4 DOUBLE BEDROOM DETACHED  
FAMILY HOME built in C.2018 by  
Messrs Linden Homes. Attributes  
include: A dual aspect living room, a  
separate home office/study & a very  
spacious open plan  
kitchen/dining/family room + a  
separate utility room + a fully enclosed,  
SOUTH FACING REAR GARDEN,  
driveway parking for C.2 - 3 Vehicles +  
a single garage. To fully appreciate  
this outstanding home, MILES BYRON  
would highly recommend confirming  
an appointment to VIEW AS SOON AS  
POSSIBLE!

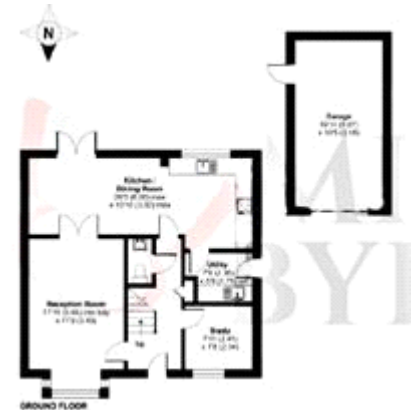
**GARAGE, LIVING ROOM, SPACIOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM, SEPARATE  
UTILITY ROOM, HOME OFFICE/STUDY, EN-SUITE TO THE MASTER BEDROOM, BUILT IN C.2018 |**

Freehold **SOLD**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(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.



Viewing by appointment only  
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