



Wroughton, Swindon
Guide Price £495,000

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

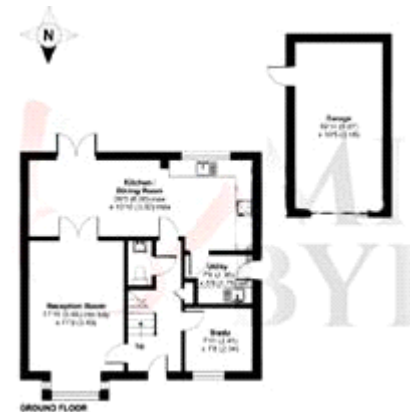
*** DESIRABLE VILLAGE LOCATION
*** SHOW HOME CONDITION &
PRESENTATION - READY TO MOVE
INTO! * REMAINING N.H.B.C.
WARRANTY * CUL-DE-SAC POSITION
* CLOSE PROXIMITY TO AMENITIES *
SUPERB ACCESS TO MAJOR ROAD
LINKS * SOUGHT AFTER &
REPUTABLE SCHOOL CATCHMENT
AREA * Located within the very
desirable village 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!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

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**



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.		