



**Perry's Lane, Wroughton**  
**Offers Over £350,000**

Attributes to this amazing home include: a C.150FT IN LENGTH REAR GARDEN, an exceptional and

MILES BYRON are delighted to offer For Sale this stylishly presented & EXTENDED bay-fronted semi detached family home located within the sought after village of Wroughton. Conveniently located and within a short walk to amenities and reputable schools. Attributes to this amazing home include: a C.150FT IN LENGTH REAR GARDEN, an exceptional and spacious, first floor, 4-piece bathroom including a roll top bath and a large walk-in shower, 3 BEDROOMS ( 2 GOOD SIZE DOUBLES AND 1 SINGLE). To the ground floor: entrance porch, entrance hall, a dual aspect 'open plan' living/dining room and kitchen. This wonderful property provides ample driveway parking. It also offers further EXTENSION POTENTIAL to the side and rear aspects (S.T.P.P.) and/or a garage to be built. There is currently a large workshop/timber cabin which provides ample storage space and also includes power. To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE.

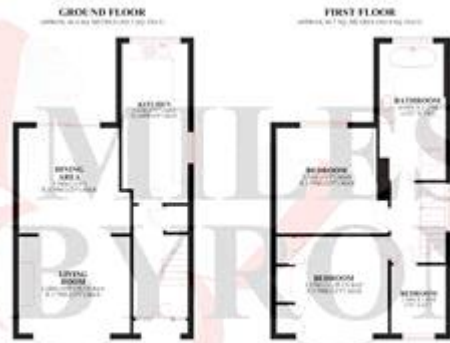
spacious, first floor, 4-piece bathroom including a roll top bath and a large walk-in shower, 3 BEDROOMS.  
| Freehold **SOLD**

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

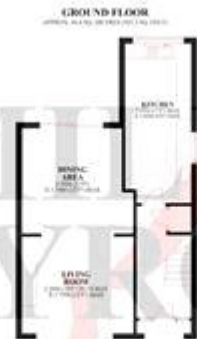




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



These plans are for information only and are not intended to be used for any other purpose. The plans are not to scale and are not intended to be used for any other purpose. The plans are not to scale and are not intended to be used for any other purpose. The plans are not to scale and are not intended to be used for any other purpose.



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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>		
(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		
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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