



**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 STC**

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.



TOTAL AREA: APPROX. 93.5 SQ. METRES (1006.0 SQ. FEET)

Measurements are for the internal dimensions only and should be treated as approximate and subject to the properties all internal only. Please please note that the actual dimensions of the property may vary slightly from those shown on the plans and drawings. We are not responsible for any errors or omissions in these plans and drawings.



TOTAL AREA: APPROX. 93.5 SQ. METRES (1006.0 SQ. FEET)

Measurements are for the internal dimensions only and should be treated as approximate and subject to the properties all internal only. Please please note that the actual dimensions of the property may vary slightly from those shown on the plans and drawings. We are not responsible for any errors or omissions in these plans and drawings.



| 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 |         |           |
|   | 71      | 85        |

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  
 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