



Swindon Road, Wroughton, Swindon
Guide Price £365,000

BEING SOLD WITH NO ONWARD CHAIN *** A MUST VIEW FAMILY-SIZED HOME WITH LIVING

ACCOMMODATION SITUATED OVER THREE FLOORS, BOASTING: 4 DOUBLE BEDROOMS.
LOCATED WITHIN THE VERY DESIRABLE VILLAGE OF WROUGHTON *** | Freehold **SOLD**

*** OFFICIAL PROPERTY LAUNCH
EVENT: SATURDAY 1ST JUNE 2024

*** AN ATTRACTIVE VICTORIAN BUILT
HOME WHICH BOASTS: CHARACTER,
CHARM AND SOME PERIOD
FEATURES. BEING SOLD WITH NO
ONWARD CHAIN *** A MUST VIEW
FAMILY-SIZED HOME WITH LIVING
ACCOMMODATION SITUATED OVER
THREE FLOORS INCLUDING: 4
DOUBLE BEDROOMS. LOCATED
WITHIN THE VERY DESIRABLE
VILLAGE OF WROUGHTON ***

Conveniently located within a short
walk to amenities and reputable
schools. Attributes to this delightful
property include: A FULLY ENCLOSED
REAR GARDEN BOASTING A
WESTERLY FACING ASPECT, AN
OUTBUILDING (the perfect space for a
home office, gym or the conversion of a
garage S.T.P.P.). In addition there is a
driveway providing off street parking C.
2 - 3 vehicles which can be found
backing onto a playing field /open
green space. The accommodation
briefly comprises: entrance porch,
entrance hall, cloakroom/W.C., a
spacious living room, family room,
dining room & kitchen. To the first floor
there are three bedrooms + a large
family bathroom including bath and a
separate shower enclosure. To the
second floor there is an additional
double bedroom / official loft room.
MILES BYRON would highly
recommend confirming an
appointment to VIEW 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) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		45	
(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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