



**ST. ANDREWS CLOSE, WROUGHTON,  
SWINDON**

**SOLD**

**GUIDE PRICE £335,000** Freehold

\*\*\* A MUST VIEW FAMILY SIZED HOME \*\*\* DESIRABLE  
VILLAGE LOCATION - SHOW HOME CONDITION &  
PRESENTATION \*\*\* 4 BEDROOMS & A STYLISH, MODERN  
& RECENTLY REFITTED BATHROOM TO THE FIRST FLOOR  
\*\*\* A MODERN GROUND FLOOR SHOWER ROOM/W.C. \*\*\*  
ENVIABLE GREEN SPACE FRONT ASPECT VIEWS \*\*\*

\*\*\* IN EXCESS OF C. 1000 SQ FT / 97 SQ METERS OF LIVING SPACE \*\*\* A MUST VIEW FAMILY SIZED HOME \*\*\* DESIRABLE VILLAGE LOCATION - SHOW HOME CONDITION & PRESENTATION \*\*\* 4 BEDROOMS & A STYLISH, MODERN & RECENTLY REFITTED BATHROOM TO THE FIRST FLOOR \*\*\* A MODERN GROUND FLOOR SHOWER ROOM/W.C. \*\*\* ENVIABLE GREEN SPACE FRONT ASPECT VIEWS \*\*\* CLOSE PROXIMITY TO REPUTABLE SCHOOLS & AMENITIES \*\*\* AN IMPRESSIVE, OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM \*\*\* A GENEROUS IN SIZE LIVING ROOM, ENTRANCE HALL & PORCH \*\*\* EXTERNALLY THE PROPERTY HAS AN ENCLOSED REAR, SIDE & FRONT GARDENS.

\*\*\* PLEASE NOTE: THE SELLERS OF THIS DELIGHTFUL HOME HAVE ALREADY FOUND A PROPERTY TO PURCHASE \*\*\*

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



**ST. ANDREWS CLOSE, WROUGHTON, SWINDON**  
GUIDE PRICE £335,000 Freehold



TOTAL AREA: APPROX. 97.0 SQ. METRES (1043.9 SQ. FEET)



TOTAL AREA: APPROX. 97.0 SQ. METRES (1043.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	<b>79</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.



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.