



**Priors Hill, Wroughton, Swindon**  
**£250,000**

NO ONWARD CHAIN \* A deceptively spacious SEMI DETACHED home located within the Old Quarter of



\*\*\* Offered For Sale with NO ONWARD CHAIN \*\*\* A deceptively spacious SEMI DETACHED home located within the Old Quarter of Wroughton \*\*\* The living accommodation briefly comprises: Entrance hall, living room, dining room, kitchen and lobby. To the first floor there are 2 DOUBLE BEDROOMS & and a bathroom. To the second floor there is a large loft space which in turn offers multiple uses + an additional bathroom. Externally there are front and rear gardens. Parking is on street.

Agents Note: The retaining wall to the front garden has recently been completely rebuilt at great expense to the current owners

Wroughton: Providing easy access to local amenities, as well as the very popular Old Town area. It is also close by to reputable schools, major road links such as Junction 15 & 16 of the M4 Motorway, the Great Western Hospital and large corporate businesses such as Nationwide Headquarters, Intel & Amazon. To fully appreciate this delightful home, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold  
Parking options: On Street  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

Wroughton The living accommodation briefly comprises: Entrance hall, living room, dining room, kitchen, lobby, 2 DOUBLE BEDROOMS, bathroom + a large loft space | Freehold **SOLD STC**



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. 100.00 METERS (1076.41 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(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.