



Maunsell Way, Wroughton, Swindon
£325,000

A beautifully presented 2 DOUBLE BEDROOM semi detached bungalow located with the desirable village

A greatly improved & beautifully presented 2 DOUBLE BEDROOM semi detached bungalow located with the desirable village of Wroughton.

The exceptional living accommodation briefly comprises: Entrance porch, dining room, living room, kitchen, conservatory & 2 DOUBLE BEDROOMS ***

Externally there is fully enclosed rear garden boasting a SOUTH EASTERLY facing aspect, block paved driveway providing ample off street parking & single garage.

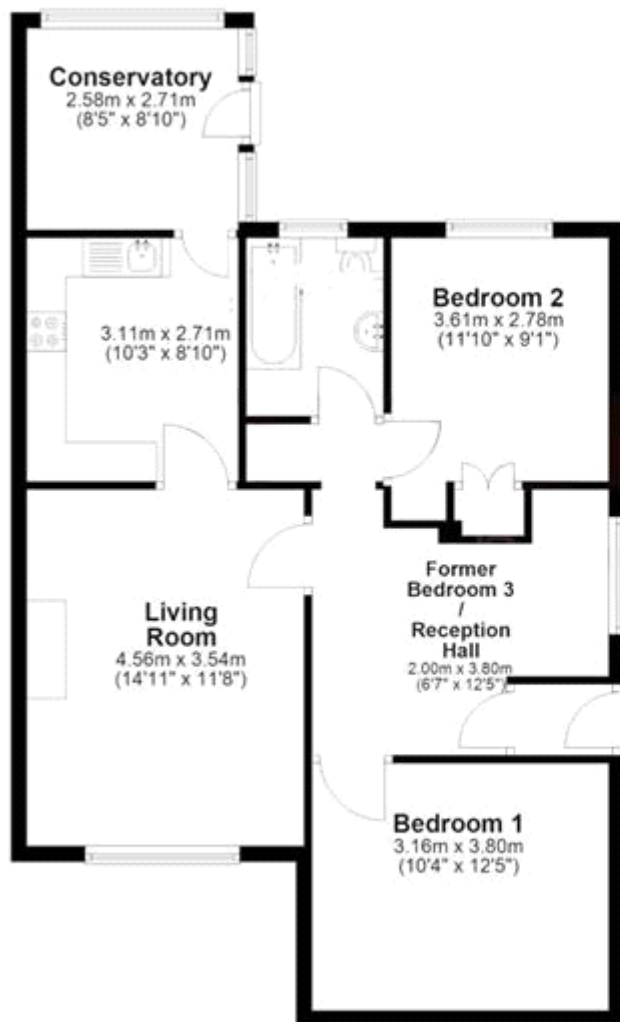
Wroughton: Providing easy access to local amenities, as well as the very popular Old Town area. It is also close by to major road links such as Junction 15 & 16 of the M4 Motorway, the Great Western Hospital. To fully appreciate this delightful home, we would highly recommend confirming your appointment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

Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

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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. 102.3 sq. metres (1101.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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.