



SAVILL CRESCENT, WROUGHTON, SWINDON

SOLD STC

£325,000 Freehold

*** A MUST VIEW FAMILY HOME *** DESIRABLE VILLAGE
LOCATION - STYLISHLY PRESENTED & READY TO MOVE
INTO *** 3 GOOD SIZE BEDROOMS & A FIRST FLOOR
BATHROOM *** KITCHEN + A SEPARATE UTILITY ROOM ***
A SPACIOUS OPEN PLAN LIVING / DINING ROOM ***
PRIVATE REAR GARDEN, DRIVEWAY PARKING + SINGLE

*** A MUST VIEW FAMILY HOME *** DESIRABLE VILLAGE LOCATION - STYLISHLY PRESENTED & READY TO MOVE INTO *** 3 GOOD SIZE BEDROOMS & A FIRST FLOOR BATHROOM *** AN ENVIABLE POSITION & A QUIET CUL-DE-SAC LOCATION BOASTING REAR ASPECT VIEWS OVERLOOKING OPEN GREEN SPACE *** CLOSE PROXIMITY TO REPUTABLE SCHOOLS & AMENITIES *** KITCHEN + A SEPARATE UTILITY ROOM *** A SPACIOUS OPEN PLAN LIVING / DINING ROOM *** EXTERNALLY THE PROPERTY HAS A FULLY ENCLOSED & PRIVATE REAR, FRONT GARDEN, DRIVEWAY PARKING + A SINGLE GARAGE.

*** AGENTS NOTE: THE MOTIVATED SELLERS OF THIS DELIGHTFUL HOME HAVE ALREADY FOUND A PROPERTY THEY WOULD LIKE TO PURCHASE ***

Tenure: Freehold

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

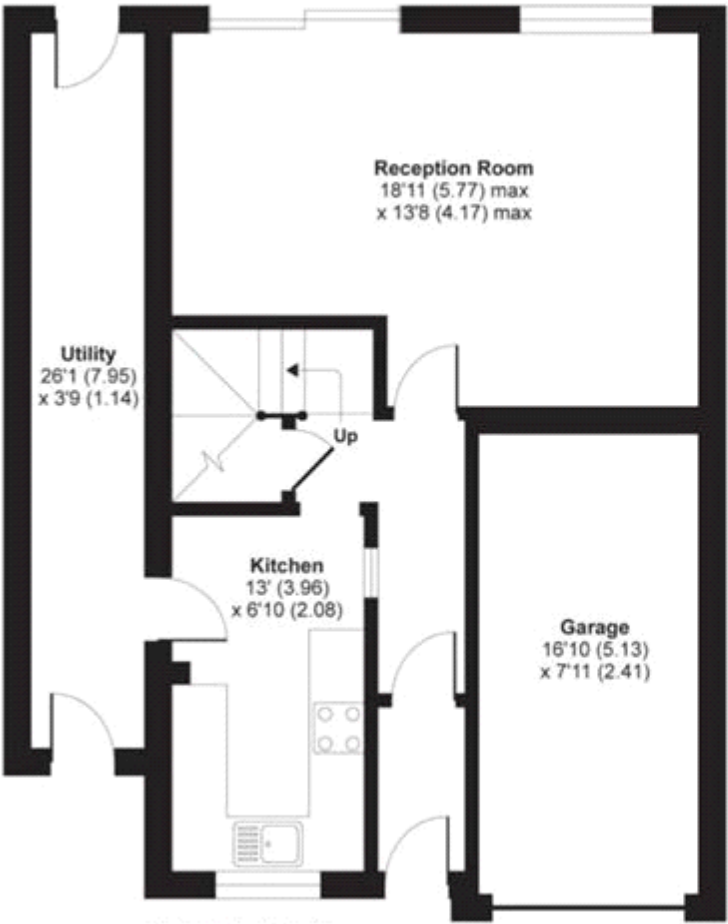
Sewerage: Mains



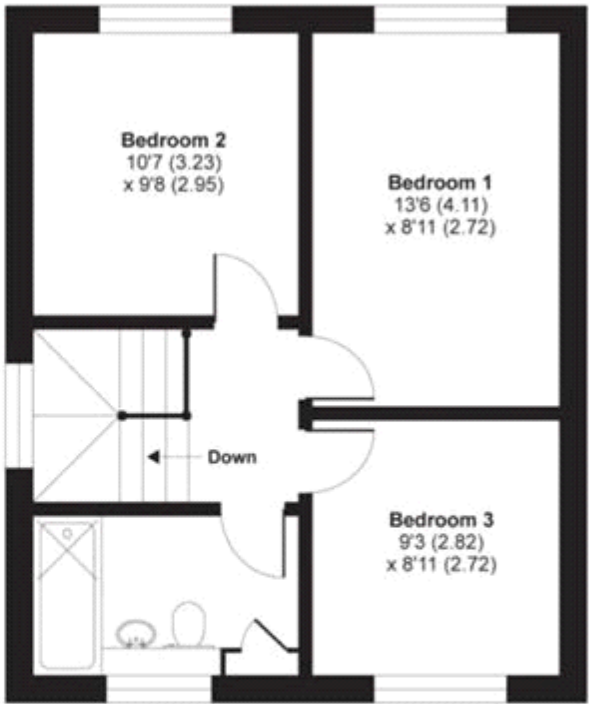
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APPROX. GROSS INTERNAL FLOOR AREA 1170 SQ FT 108.7 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	72	
(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.



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.