



**Croft Road, Old Town, Swindon**  
**Offers Over £325,000**

A DETACHED BUNGALOW - RECENTLY RE-FURBISHED & READY TO MOVE INTO \* IN EXCESS OF



\*\*\* IN EXCESS OF 800 SQ FT / 76 SQ METERS OF DECEPTIVELY SPACIOUS LIVING & VERSATILE ACCOMMODATION \*\*\* OFFERED FOR SALE WITH NO ONWARD CHAIN \*\*\*

\*\*\* RECENTLY RE-FURBISHED & READY TO MOVE INTO \*\*\* A MUST VIEW HOME \*\*\* A stylishly presented & very spacious DETACHED BUNGALOW located along a popular road within the Old Town area.

Attributes include UPVC double glazing, gas radiator central heating., a block paved driveway providing ample off road parking for multiple vehicles. This delightful home includes: 3 GOOD SIZE BEDROOMS + 2 SEPARATE RECEPTION ROOMS, newly fitted flooring including a combination of carpets and wood effect laminate flooring \*\*\*Other attributes include: an en-suite shower room to the main bedroom, an additional shower room + a modern kitchen.

This property provides excellent access to both Old Town and the desirable village of Wroughton and it's amenities and is also located within close proximity to the beautiful Town Gardens. In addition there is superb access to regular public transport.

To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

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Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Enclosed Garden,

800 SQ FT / 76 SQ METERS OF DECEPTIVELY SPACIOUS LIVING & VERSATILE ACCOMMODATION  
BOASTING 3 GOOD BEDROOMS, TWO SEPARATE RECEPTION ROOMS + TWO SHOWER ROOMS \*  
NO ONWARD CHAIN \* | Freehold **SOLD STC**

Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

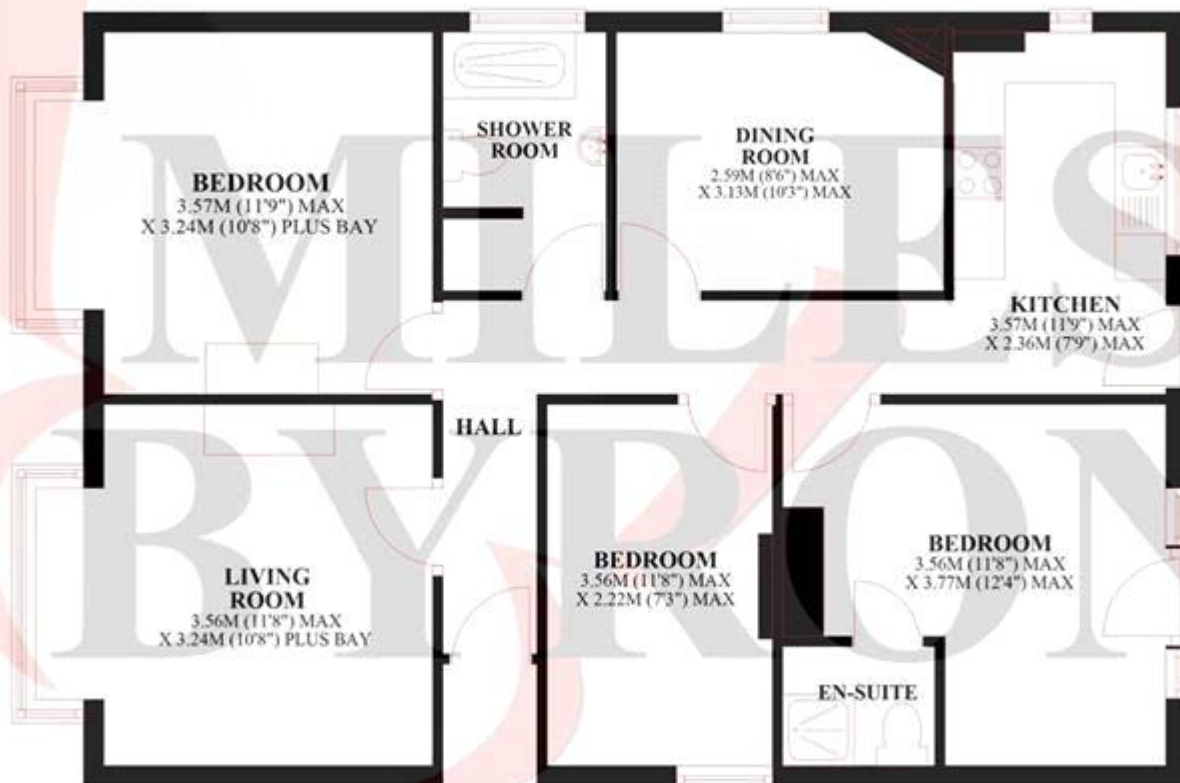


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



## PROPERTY LAYOUT

APPROX. 76.9 SQ. METRES (827.8 SQ. FEET)



TOTAL AREA: APPROX. 76.9 SQ. METRES (827.8 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(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.