



PRIORS HILL, WROUGHTON, SWINDON SOLD STC

£295,000 Freehold

VILLAGE & COUNTRY LIVING - Welcome to Harvest Cottage
*** MILES BYRON are delighted to offer For Sale this very attractive SEMI DETACHED home located within the very reputable Old Quarter of Wroughton. This beautifully presented home boasts 2 DOUBLE BEDROOMS & AN OPEN PLAN KITCHEN/DINING ROOM

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This beautifully presented home boasts 2 SPACIOUS DOUBLE BEDROOMS, living room, an open plan and sociable kitchen/dining room with AGA, ground floor bathroom and CONSERVATORY. Externally there is a fully enclosed WESTERLY FACING & well tended rear garden which measures approximately 150ft in length. To fully appreciate this exceptional property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Tenure: Freehold

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

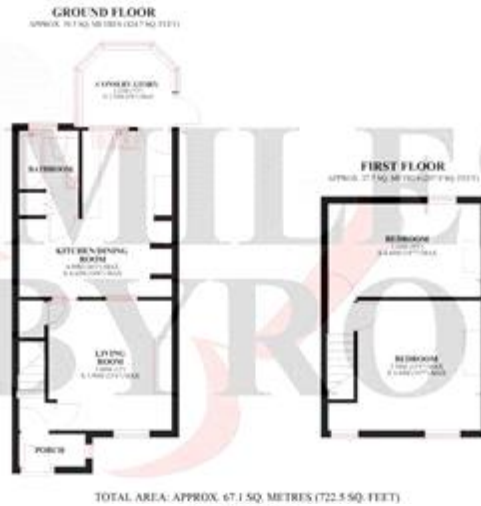
Water supply: Mains

Sewerage: Mains



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TOTAL AREA: APPROX. 67.1 SQ. METRES (722.5 SQ. FEET)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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/fitments 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.