



Priors Hill, Wroughton, Swindon
£295,000

MILES BYRON are delighted to offer For Sale this very attractive SEMI DETACHED home located within

*** 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. Offering
convenient access to amenities and
major road links.

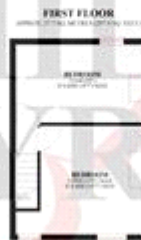
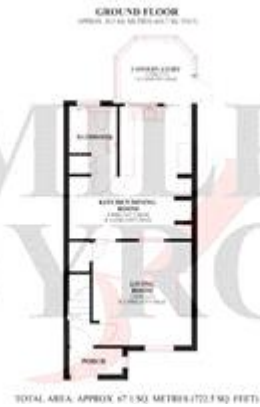
This beautifully presented home
boasts 2 SPACIOUS DOUBLE
BEDROOMS, living room, an open plan
and sociable kitchen/dining room with
AGA, ground floor bathroom and
CONSERVATORY. Externally there is a
fully enclosed WESTERLY FACING &
well tended rear garden which
measures approximately 150ft in
length. 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

the very reputable Old Quarter of Wroughton. This beautifully presented home boasts 2 DOUBLE
BEDROOMS & AN OPEN PLAN KITCHEN/DINING ROOM | Freehold



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(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.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com