



**Maunsell Way, Wroughton, Swindon**  
**Guide Price £290,000**

PLEASANT VIEWS OVER THE PLAYING FIELD & PROVIDES A BLANK CANVASS TO MOVE INTO AND



\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: TUESDAY 24TH FEBRUARY \*\*\*

\*\*\* NO ONWARD CHAIN \*\*\*

\*\*\* IN EXCESS OF 800 SQ FT / 76 SQ  
METERS OF LIVING SPACE \*\*\*

\*\*\* SOUGHT AFTER VILLAGE  
LOCATION \*\*\*\* A SEMI DETACHED  
FAMILY HOME WHICH BOASTS:  
PLEASANT VIEWS OVER THE  
PLAYING FIELD & PROVIDES A  
BLANK CANVASS TO MOVE INTO AND  
IMPROVE & PERSONALISE OVER  
TIME \*\*\* 3 BEDROOMS & A FIRST  
FLOOR BATHROOM \*\*\* A WESTERLY  
FACING & FULLY ENCLOSED REAR  
GARDEN + GARAGE \*\*\* SUPERB  
ACCESS TO AMENITIES & LOCAL  
REPUTABLE SCHOOLING \*\*\*

Location: Providing convenient access  
to local amenities, as well as the very  
popular Old Town area. It is also close  
by to reputable schools, major road  
links such as Junction 15 & 16 of the  
M4 Motorway, the Great Western  
Hospital and large corporate  
businesses such as Nationwide  
Headquarters, Intel & Amazon. To fully  
appreciate this delightful home, we  
would highly recommend confirming  
your appointment to view as soon as  
possible!

Agents Note: The owner is currently in  
the process of re-decorating the  
property and is also having the carpets  
professionally cleaned.

Council Tax Band: C (Swindon  
Borough Council)  
Tenure: Freehold  
Parking options: Garage  
Garden details: Enclosed Garden,  
Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

IMPROVE & PERSONALISE OVER TIME \*\*\*\* 3 BEDROOMS & A FIRST FLOOR BATHROOM \*\*\*\* A  
WESTERLY FACING & FULLY ENCLOSED REAR GARDEN + GARAGE \*\*\* SUPERB ACCESS TO  
AMENITIES & SCHOOLS | 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/fixings 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 floor area 76.6 sq.m. (824 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	85
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.