



**Maunsell Way, Wroughton, Swindon**  
**£300,000**

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

\*\*\* 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  
Sewerage: 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/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.



Total floor area 76.6 sq.m. (824 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



Viewing by appointment only  
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