



**Boness Road, Wroughton, Swindon**  
**Guide Price £370,000**

The impressive living accommodation briefly comprises: Entrance hall, two bedrooms, a modern shower

\*\*\* SHOW HOME CONDITION & PRESENTATION \*\*\*

MILES BYRON are delighted to offer For Sale this EXCEPTIONAL, DETACHED BUNGALOW boasting 2 DOUBLE BEDROOMS located within the desirable village of Wroughton.

Greatly improved and stylishly presented throughout. The impressive living accommodation briefly comprises: Entrance hall, two bedrooms, a modern shower room, a spacious open plan living/dining room, conservatory & a modern kitchen which has a selection of integrated appliances. Externally there are low in maintenance & professionally landscaped front & rear gardens (SOUTH EASTERLY facing), driveway providing ample off street parking + a single garage.

To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming your appointment as SOON AS POSSIBLE

Wroughton: Providing easy 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.

Agents Note: Motivated Seller: The homeowner has successfully found a property to purchase which benefits from having NO ONWARD CHAIN

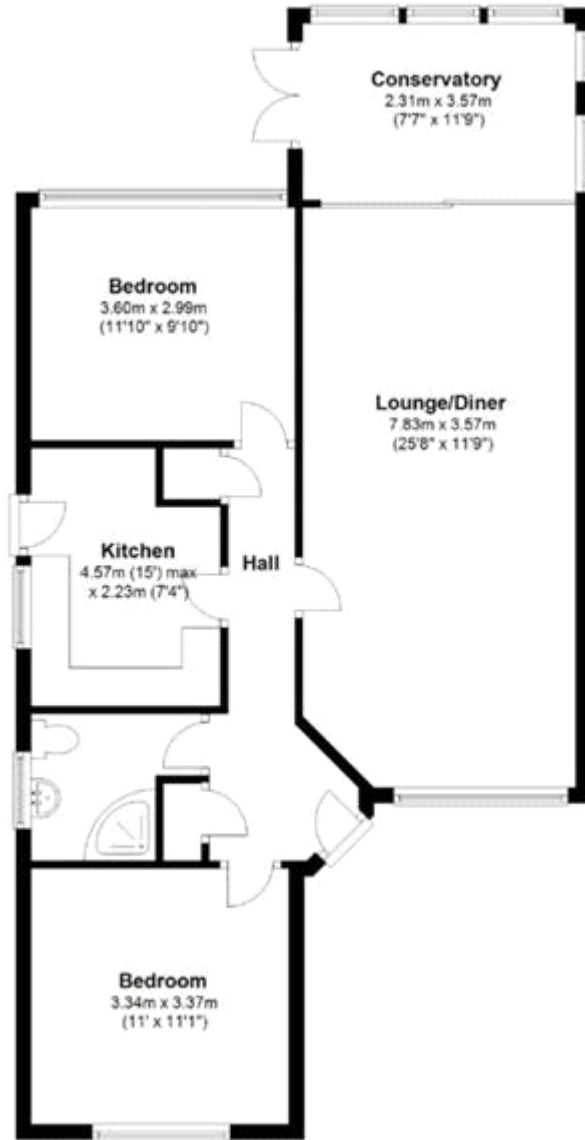
Council Tax Band: D (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear

room, a spacious open plan living/dining room, conservatory & a modern kitchen which has a selection of integrated appliances. | Freehold **SOLD STC**

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.



Total area: approx. 73.8 sq. metres (794.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(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