



Badgers Brook, Wroughton, Swindon
£475,000

ATTRIBUTES INCLUDE: TWO SPACIOUS RECEPTION ROOMS * A LARGE KITCHEN/BREAKFAST

*** ALL VIEWINGS TO COMMENCE
FROM: TUESDAY 7TH APRIL ***

*** THE PERFECT FAMILY HOME ***
DESIRABLE VILLAGE LOCATION ***
BUILT IN 2004 *** ATTRIBUTES
INCLUDE: TWO SPACIOUS
RECEPTION ROOMS *** A LARGE
KITCHEN/BREAKFAST ROOM ***
SEPARATE UTILITY ROOM *** 4
DOUBLE BEDROOMS + EN-SUITE
SHOWER ROOM TO THE MAIN
BEDROOM *** A FULLY ENCLOSED &
LOW IN MAINTENANCE REAR
GARDEN *** DOUBLE GARAGE +
DRIVEWAY PARKING FOR C. 4
VEHICLES WITH GATED ACCESS ***

MILES BYRON are delighted to offer
For Sale this well presented
DETACHED family home located
within a sought after cul-de-sac road in
Wroughton.

Location: 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 & Amazon. To fully
appreciate this delightful home, we
would highly recommend confirming
your appointment to view as soon as
possible!

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

ROOM * SEPARATE UTILITY ROOM * 4 DOUBLE BEDROOMS + EN-SUITE SHOWER ROOM TO THE
MAIN BEDROOM * A FULLY ENCLOSED & LOW IN MAINTENANCE REAR GARDEN * DOUBLE
GARAGE + DRIVEWAY PARKING | Freehold **SOLD STC**



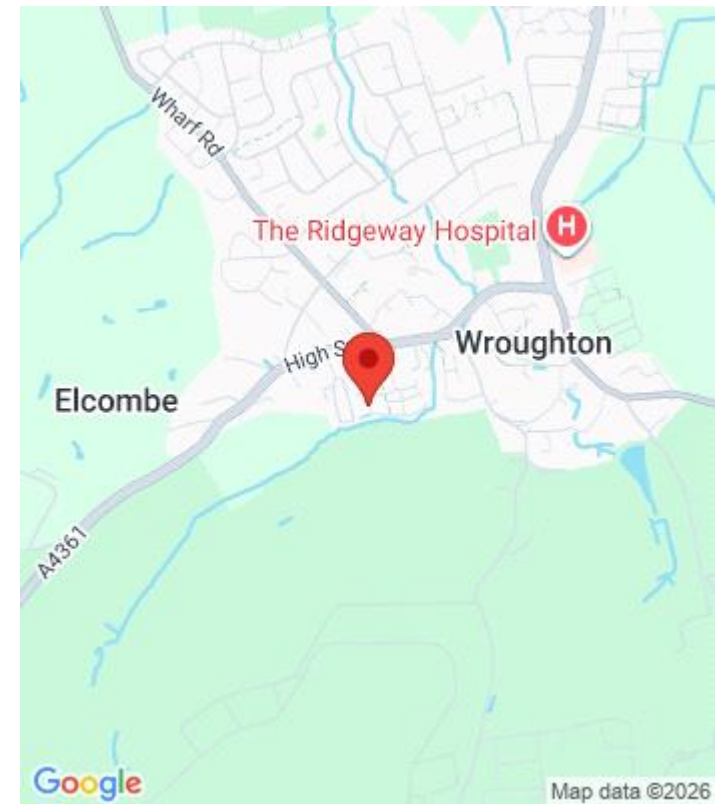
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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 1747 SQ METRE (3972 SQ FEET)



TOTAL AREA: APPROX 1347 SQ METRE (2902 SQ FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(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
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