



Markham Road, Wroughton, Swindon
£295,000



An attractive & well presented home boasting C. 950 SQ FT / 88 SQ meters of deceptively spacious living

*** ALL VIEWINGS TO COMMENCE
FROM: THURSDAY 12TH MARCH
2026 ***

*** DESIRABLE VILLAGE LOCATION

*** Welcome to: Pavy Cottages in Wroughton. An attractive & well presented home boasting C. 950 SQ FT / 88 SQ meters of deceptively spacious living accommodation. The ground floor living space comprises: Entrance porch, a large living room, an open plan kitchen / dining room & CONSERVATORY.

Attributes include: 3 BEDROOMS, A PROFESSIONALLY LANDSCAPED REAR GARDEN BOASTING A SOUTH FACING ASPECT + OFF STREET PARKING TO THE FRONT.

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

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

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

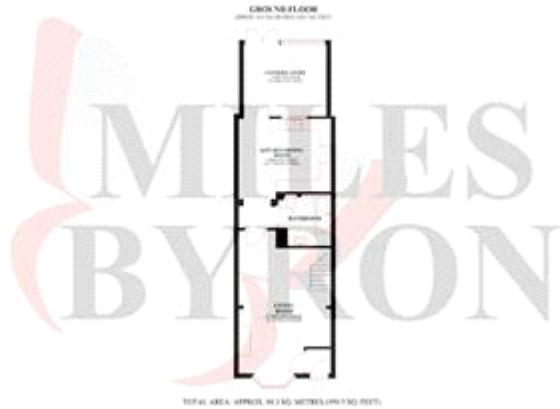
accommodation. The ground floor living space comprises: Entrance porch, a large living room, an open plan kitchen / dining room & CONSERVATORY. | Freehold



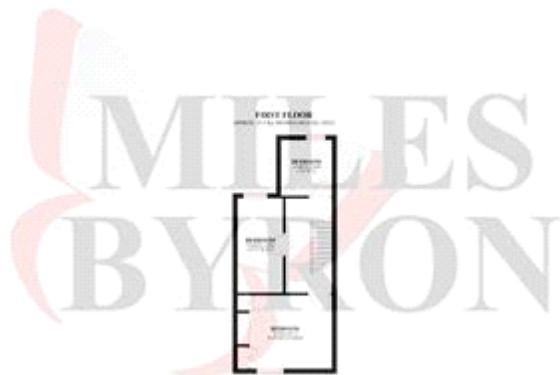
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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 AREA: APPROX. 14150 METRES (14750 FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(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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