



Clyde Cottages, Wroughton, Swindon
Offers Over £190,000

SCOPE/POTENTIAL TO IMPROVE/ENHANCE * A FULLY ENCLOSED REAR GARDEN BOASTING: A

* SOUGHT AFTER VILLAGE
LOCATION * THE PERFECT FIRST-
TIME PURCHASE *
SCOPE/POTENTIAL TO
IMPROVE/ENHANCE * A FULLY
ENCLOSED REAR GARDEN
BOASTING: A WESTERLY FACING
ASPECT * 2 BEDROOMS + A
RECENTLY REFITTED, MODERN &
STYLISH FIRST FLOOR BATHROOM *
OTHER ATTRIBUTES INCLUDE:
UPVC DOUBLE GLAZING, GAS
RADIATOR CENTRAL HEATING VIA
COMBINATION BOILER, LIVING ROOM
WITH A WOOD BURNING FIRE & AN
OPEN PLAN KITCHEN/DINING ROOM.

* TO FULLY APPRECIATE THIS
DELIGHTFUL HOME, MILES BYRON
WOULD HIGHLY RECOMMEND
CONFIRMING YOUR APPOINTMENT
TO VIEW AS SOON AS POSSIBLE *

*** AGENTS NOTE: PLEASE BE
AWARE THERE IS NO OFF STREET
PARKING WITH THIS PROPERTY ***

Wroughton: Providing easy access to
local amenities, as well as the very
popular Old Town area. It is also close
by to reputable primary & secondary
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.

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

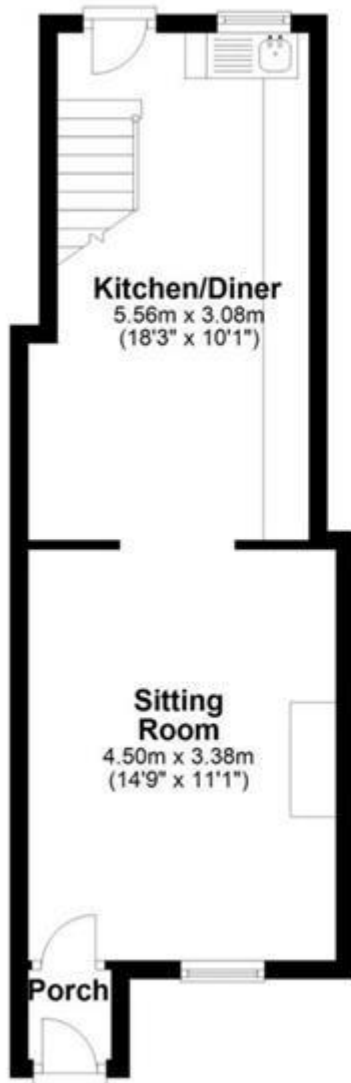
WESTERLY FACING ASPECT * 2 BEDROOMS + A RECENTLY REFITTED, MODERN & STYLISH
FIRST FLOOR BATHROOM * OTHER ATTRIBUTES INCLUDE: UPVC D/G & GAS RADIATOR C/H |

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.

Ground Floor



First Floor



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