



**Perry's Lane, Wroughton, Swindon**  
**Guide Price £375,000**

A short walk to amenities and reputable schools. Attributes to this delightful home include: A fully enclosed

MILES BYRON are delighted to offer For Sale this well presented bay-fronted semi detached family home located within the sought after village of Wroughton.

Conveniently located and within a short walk to amenities and reputable schools. Attributes to this delightful home include: A fully enclosed rear garden, a first floor bathroom and 3 BEDROOMS (2 GOOD SIZE DOUBLES AND 1 SINGLE). To the ground floor: entrance porch, entrance hall, open plan living/dining/kitchen area and CONSERVATORY. This wonderful property provides a block paved driveway parking with gated access to the front aspect and an outbuilding to the rear aspect offering the perfect storage solution. To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE.

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

rear garden, a first floor bathroom and 3 BEDROOMS (2 GOOD SIZE DOUBLES AND 1 SINGLE). Open plan living/dining & kitchen area + a 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(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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