



**Swindon Road, Wroughton, Swindon**  
**Guide Price £365,000**

BEING SOLD WITH NO ONWARD CHAIN \*\*\* A MUST VIEW FAMILY-SIZED HOME WITH LIVING

ACCOMMODATION SITUATED OVER THREE FLOORS, BOASTING: 4 DOUBLE BEDROOMS.  
LOCATED WITHIN THE VERY DESIRABLE VILLAGE OF WROUGHTON \*\*\* | Freehold **SOLD STC**

\*\*\* OFFICIAL PROPERTY LAUNCH  
EVENT: SATURDAY 1ST JUNE 2024  
\*\*\* AN ATTRACTIVE VICTORIAN BUILT  
HOME WHICH BOASTS: CHARACTER,  
CHARM AND SOME PERIOD  
FEATURES. BEING SOLD WITH NO  
ONWARD CHAIN \*\*\* A MUST VIEW  
FAMILY-SIZED HOME WITH LIVING  
ACCOMMODATION SITUATED OVER  
THREE FLOORS INCLUDING: 4  
DOUBLE BEDROOMS. LOCATED  
WITHIN THE VERY DESIRABLE  
VILLAGE OF WROUGHTON \*\*\*  
Conveniently located within a short  
walk to amenities and reputable  
schools. Attributes to this delightful  
property include: A FULLY ENCLOSED  
REAR GARDEN BOASTING A  
WESTERLY FACING ASPECT, AN  
OUTBUILDING (the perfect space for a  
home office, gym or the conversion of a  
garage S.T.P.P.). In addition there is a  
driveway providing off street parking C.  
2 - 3 vehicles which can be found  
backing onto a playing field /open  
green space. The accommodation  
briefly comprises: entrance porch,  
entrance hall, cloakroom/W.C., a  
spacious living room, family room,  
dining room & kitchen. To the first floor  
there are three bedrooms + a large  
family bathroom including bath and a  
separate shower enclosure. To the  
second floor there is an additional  
double bedroom / official loft room.  
MILES BYRON would highly  
recommend confirming an  
appointment to VIEW AS SOON AS  
POSSIBLE!

Tenure: 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/fixings 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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