



**Post Office Lane, Broad Hinton**  
**Guide Price £395,000**

\*\*\* Desirable Village Location \*\*\* A Short Walk To A Local Public House \*\*\* 3 BEDROOMS \*\*\* Beautifully

\*\*\* Desirable Village Location \*\*\* A Short Walk To A Local Public House & highly reputable Italian restaurant \*\*\* Beautifully Presented Throughout \*\*\* A Short Commute To Royal Wootton Bassett, Wroughton & Marlborough. A Homely Feel With Lots Of Charm, Character & Some Period Features On Show \*\*\* Offered 'For Sale' with NO ONWARD CHAIN! \*\*\* 3 BEDROOMS (Two Doubles & 1 Single). The Ground Floor Living Accommodation Briefly Comprises: Living Room, Kitchen/Dining Room, Inner Hall/Lobby Area, Bathroom, Separate WC & Utility Room. Externally There Is A Rear Garden, Parking Area + An Additional, Split Garden Area Which In Turn Provides Potential & Additional Driveway Parking (Subject To Planning & Landscaping). Viewing Is Highly Recommended!

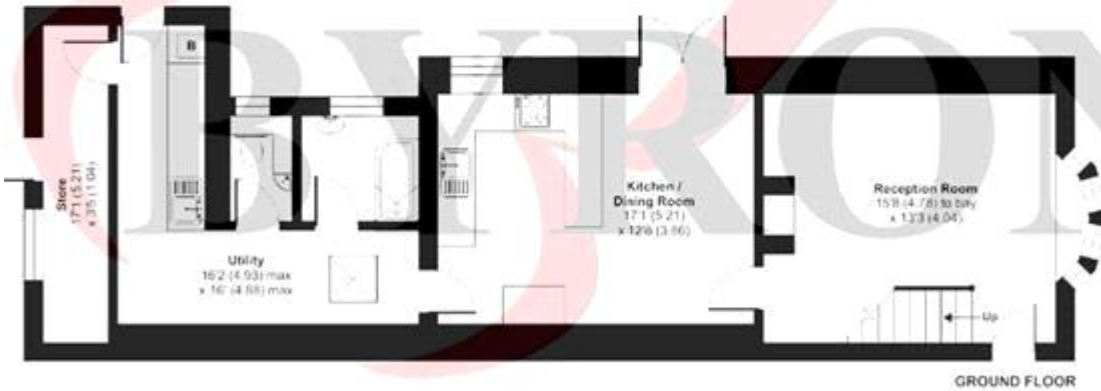
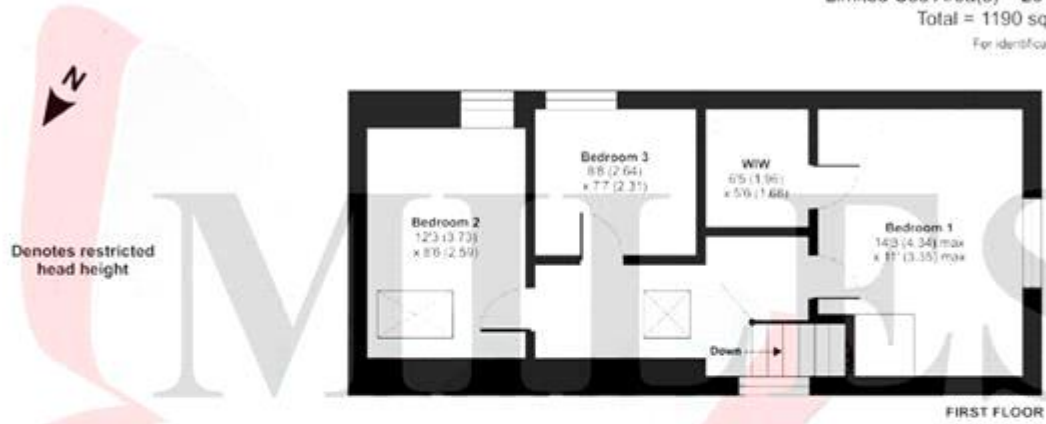
Tenure: Freehold

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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.

Approximate Area = 1164 sq ft / 108.1 sq m  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Total = 1190 sq ft / 110.5 sq m  
 For identification only - Not to scale



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>17</b>	<b>56</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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