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james



31 Wharf Road

Wroughton, Swindon, SN4 9LF

Guide Price

£240,000-£250,000



Wharf Road

Wroughton

Freehold | EPC Rating - C

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Situated in the very heart of Wroughton, this delightful two-bedroom property offers spacious and versatile accommodation, just a short walk from the village High Street. Boasting a sizeable garden that is larger than average for the area, this home also features a converted loft room currently used as a third bedroom.

The property enjoys excellent access to both the A419 and M4, making it ideal for commuters, while being just a short drive from Swindon's popular Old Town with its vibrant Wood Street restaurants. The location is also within easy reach of Broome Manor, home to the popular Hall & Woodhouse brasserie and Waitrose supermarket.



Alex Hornby
Director

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Scan here



Private
Garden





Inside, the accommodation comprises an entrance hall, two generous reception rooms, a fitted kitchen, and a lean-to currently used as a utility area. On the first floor are two well-proportioned bedrooms and a modern family bathroom. The second floor hosts a versatile loft room, currently serving as an additional bedroom.

Although the property does not include private parking, local on-street parking is available within walking distance.

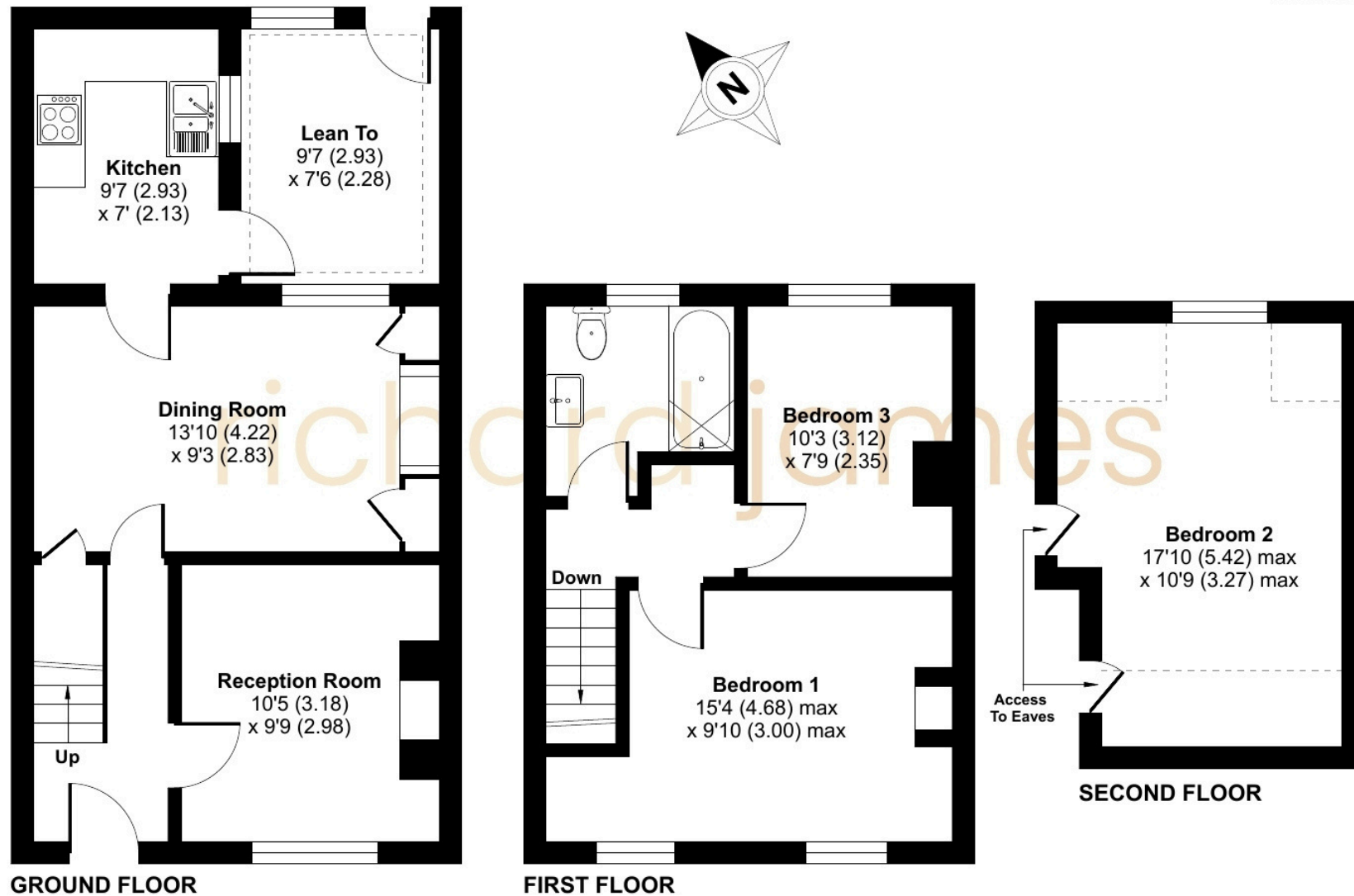
Bright
Bedrooms





Approximate Area = 824 sq ft / 76.5 sq m(excludes lean to)
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Total = 870 sq ft / 80.8 sq m

For identification only - Not to scale



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