



61 Berkeley Road, Wroughton, Swindon, SN4 9BN

£295,000

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Welcome to this charming bungalow located on Berkeley Road in the delightful village of Wroughton, Swindon. This lovely semi-detached property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or guests to stay over.

One of the bonuses of this property is the good-sized conservatory, providing a bright and airy space to enjoy throughout the year. Further benefits include a driveway that can accommodate 2-3 cars, and an enclosed rear garden

This property is being offered with no chain, making the buying process smoother and quicker for you. Don't miss out on the opportunity to make this bungalow your new home!

Entrance Porch

2'10" x 3'0" (0.88 x 0.92)

UPVC double glazed entrance door, door to hallway

Entrance Hall

8'6" into 2'7" x 3'0" into 5'10" (2.6 into 0.8 x 0.92 into 1.8)

Wooden glazed door, doors to living room, kitchen, both bedrooms and bathroom, radiator

Lounge

3.33 x 5.31

UPVC double glazed window to front and side aspect, radiator x2, untested gas fire

Kitchen

7'10" x 11'6" (2.4 x 3.51)

UPVC double glazed window to side aspect, a selection of units at eye and base level, single basin stainless steel sink with mixer tap, electric oven and hob with extra for fan over, space for undercounter fridge and freezer, space and plumbing for washing machine, space for tumble dryer, ideal boiler





Conservatory

Brick-based conservatory with UPVC window surround, UPVC double glaze door to rear garden, radiator

Bedroom One

11'4" x 11'7" into 9'3" (to wardrobe) (3.46 x 3.55 into 2.82 (to wardrobe))

UPVC double glazed window to front aspect, built in wardrobes radiator

Bedroom Two

8'0" x 11'5" (9'2" to wardrobe) (2.46 x 3.5 (2.8 to wardrobe))

UPVC double glazed window to rear aspect, built-in wardrobes, radiator

Bathroom

3'6" x 8'4" into 5'5" (1.08 x 2.55 into 1.66)

Accessible bath with main shower above, privacy glazed window to rear aspect, pedestal wash basin, Low level WC, radiator, airing cupboard with hot water tank

Rear Garden

Established garden with patio area leading to lawn, access to garage

Garage

Power, up and over door

Driveway

Driveway parking for 2-3 cars

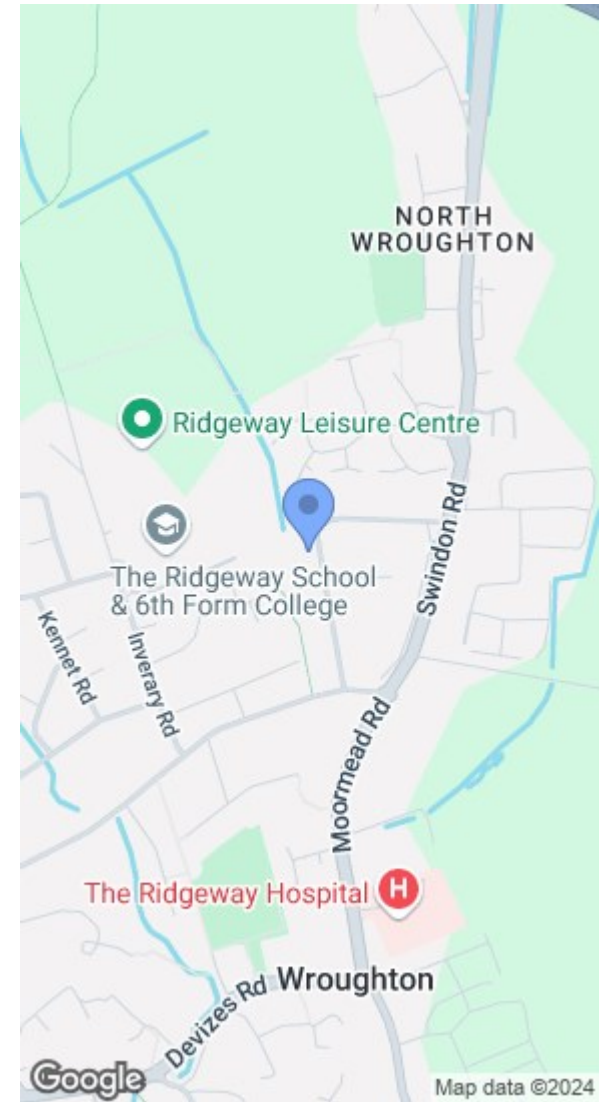




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	