



## Wroughton Place, offers over £230,000

- Council Tax Band - D
- Three bedrooms
- Drive way to side of property plus Garage to rear
- Three reception rooms
- Two bathrooms
- Close to local transport links, schools and shops
- Short walk to Victoria Park



 3  2  1



## About the property

This charming 3-bedroom, 2-bathroom house offers a fantastic opportunity for families or couples to create their dream home, featuring ample space internally and driveway rear garden and garage externally





## Accommodation

### Lounge/Living Room

21' 9" max x 12' 2" max ( 6.63m max x 3.71m max )

### Kitchen Diner

19' 7" x 9' 2" ( 5.97m x 2.79m )

### Study

10' 1" x 12' ( 3.07m x 3.66m )

### Utility

### Shower Room

### Bedroom One

10' 5" x 15' 7" max ( 3.17m x 4.75m max )

### Bedroom Two

10' 5" x 9' 8" ( 3.17m x 2.95m )

### Bedroom Three

10' 9" min x 10' 2" max ( 3.28m min x 3.10m max )

### Bathroom

### Rear Garden

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## Floorplan



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