



35 BEAUFORT ROAD, WROUGHTON, SN4 9HF

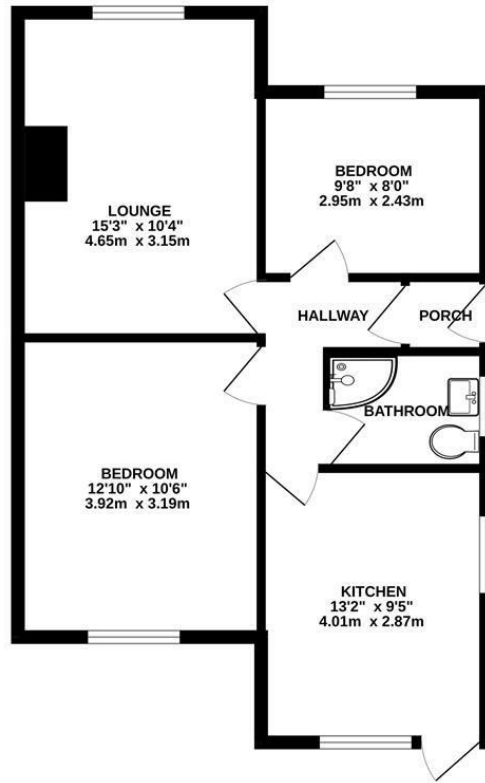
**Price guide £275,000**

Resides Swindon are delighted to be marketing this immaculately presented and updated two bedroom semi detached bungalow set in the sought after location of Wroughton. The accommodation comprises, entrance porch, hallway, a light and spacious lounge, bedroom two which is currently been used as a dining room. Also the main bedroom with fitted wardrobes, newly fitted shower room and a newly refitted kitchen with an induction hob and built in oven. To the rear is a landscaped garden which is part patio and mainly laid to lawn with shrubbery borders. To the front has a part covered driveway with parking for two cars. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.



# Floor Plan

## GROUND FLOOR



WS1706

While 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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