



46 Kellsboro Avenue, Wroughton, Swindon, SN4 9HT

Price Guide £290,000 Freehold





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\*\*\*NEW TO THE MARKET\*\*\* SEMI DETACHED BUNGALOW AVAILABLE ON KELLSBORO AVENUE LOCATED IN THE POPULAR VILLAGE OF WROUGHTON. THE PROPERTY HAS BEEN WELL MAINTAINED BY THE CURRENT OWNER AND INCLUDES TWO BEDROOMS BOTH WITH STORAGE, SITTING ROOM OVERLOOKING THE REAR GARDEN, MODERN FITTED KITCHEN, CONSERVATORY AND A THREE PIECE BATHROOM WITH FLOOR TO CEILING TILING. THE REAR GARDEN IS LOW MAINTENANCE COMBINING A PATIO TERRACE WITH A STONE GARDEN, ACCESS TO THE GARAGE IS AVAILABLE BY PEDESTRIAN DOORS. DRIVEWAY PARKING IS AVAILABLE FOR SEVERAL VEHICLES.

## Situation

Wroughton is a sought after village on the outskirts of Swindon with it's own range of amenities including well regarded schooling at primary and secondary levels, doctors surgery, library, leisure centre, public houses and shopping facilities (including a Waitrose on the outskirts of the village). Swindon is approx 2 miles away where there is a mainline station to London Paddington in 55 minutes. Junction 16 of the M4 is also approx 2.5 miles distant. The village nestles beneath the Marlborough Downs and Ridgeway National Trail close to Barbury Castle and the surrounding countryside.

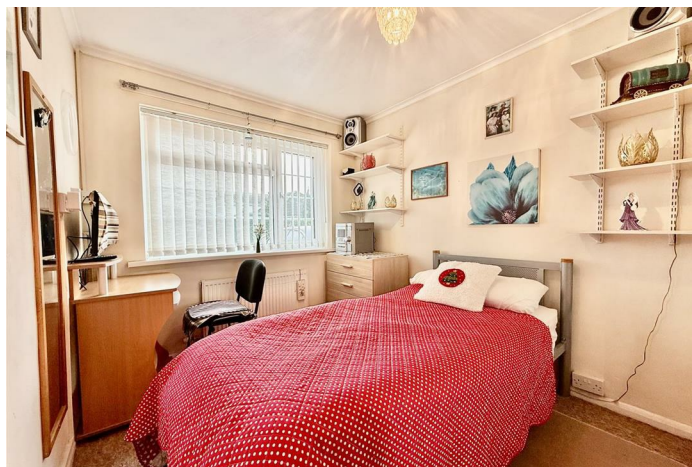
- BUNGALOW
- SEMI DETACHED
- TWO BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- CONSERVATORY
- NON-OVERLOOKED REAR GARDEN
- DRIVEWAY PARKING



Council Tax Band: C

## Viewing Arrangements

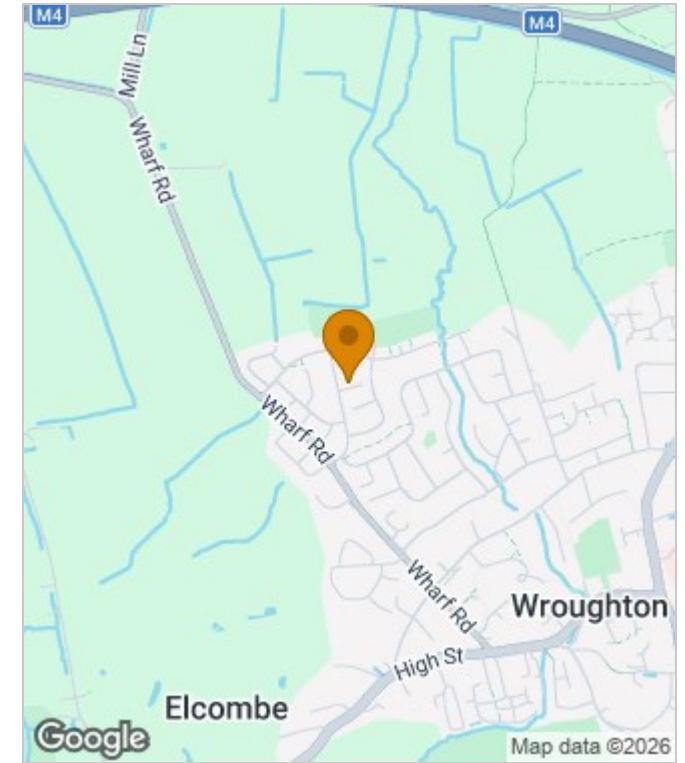
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com).



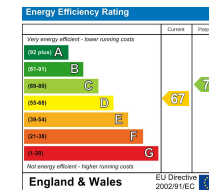
## Floor Plans





## Area Map



## Energy Performance Graph



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