





49 Garstons Orchard Wroughton

Two-bedroom home in a quiet Wroughton cul-de-sac with bright living room, fitted kitchen, front garden, shed and neutral décor throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Approx. 542 sq ft Accommodation
- Two Bedrooms
- Quiet Cul-de-Sac Location
- Bright Living Room
- Separate Kitchen with Integrated Appliances
- Upstairs Bathroom
- Front Garden & Brick Storage Shed
- Village Location with Good Transport Links
- No Onward Chain





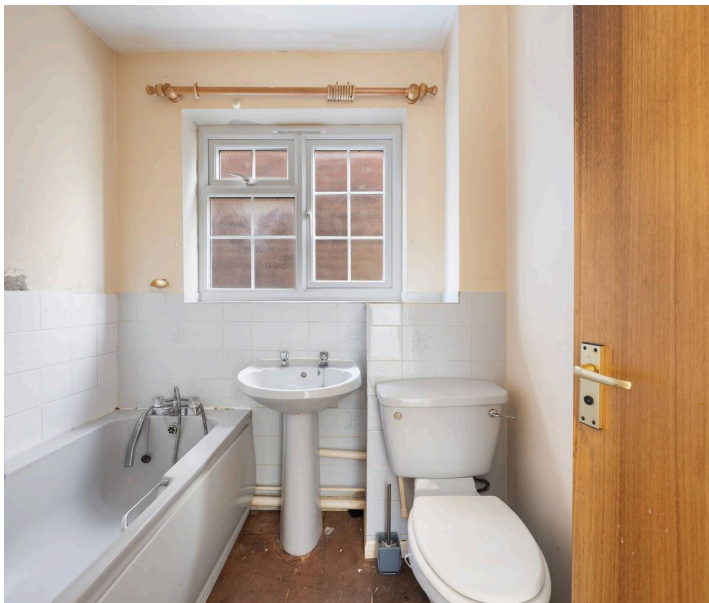
A two-bedroom home tucked away in a quiet cul-de-sac in Wrington, offering a bright living room, separate kitchen, and two upstairs bedrooms. The property is neutrally decorated and finished throughout, giving new owners the opportunity to put their own stamp on it.

There is a bright reception room to the left, with large windows overlooking the front garden and it is a good space for a small dining area. There is also an open under-stairs nook suitable for a lounge or reading area. The kitchen is arranged in an L shape and features a mixture of base and wall units, with an integrated hob, oven and washing machine, plus space for a fridge.

Upstairs, there are two bedrooms — a double and a single — ideal for use as a study or nursery. The main bedroom benefits from fitted wardrobes and a large window that fills the room with natural light. The family bathroom includes a bath with a shower over. The property is double glazed throughout, and the gas boiler is located in the kitchen.

Outside

The attractive front garden features a lawn and space for outdoor furniture. There is also a brick-built shed attached to the property, providing useful storage. There are multiple shared parking spaces to the front.





First Floor



Garstons Orchard, Wroughton, BS40

Approximate Gross Internal Area 50.3 sq m / 542 sq ft

Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.