



10 Barcelona Crescent, Wroughton, Swindon, SN4 9EE

Guide Price £325,000 Freehold







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\*\*\*New Instruction\*\*\* BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW, OFFERED WITH NO ONWARD CHAIN AND WELL SITUATED WITHIN EASY WALKING DISTANCE TO LOCAL AMENITIES IN THE HIGHLY SOUGHT AFTER VILLAGE OF WROUGHTON. THE HOME INCLUDES A MASTER BEDROOM ON THE GROUND FLOOR WITH FULL LENGTH FITTED WARDROBE STORAGE, CHARMING BAY FRONTED LIVING ROOM WITH FIREPLACE AND A DUAL ASPECT KITCHEN/DINING ROOM. THERE IS THREE PIECE GROUND FLOOR BATHROOM WITH ATTRACTIVE FLOOR TO CEILING TILING AS WELL A STUDY ROOM. THE CURRENT OWNER HAS ADDED A LOVELY CONSERVATORY COMPLETE WITH POWER AND LIGHTING WITH FRENCH DOORS LEADING TO THE GARDEN. OUTSIDE THERE IS SUNNY SOUTH WEST FACING GARDEN WITH MAIN AREA LAID TO LAWN AND A SECTION OF LOW MAINTENANCE PATIO TERRACE. THE OUTSIDE SPACE ALSO INCLUDES AN INSULATED TIMBER WORKSHOP AND A GARAGE, BOTH WITH POWER AND LIGHTING. DRIVEWAY PARKING IS AVAILABLE FOR 3/4 CARS.



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 distance. The village nestles beneath the Marlborough Downs and Ridgeway National Trail close to Barbury Castle and the surrounding countryside.

- NO ONWARD CHAIN
- SEMI DETACHED
- DRIVEWAY PARKING FOR 3/4 CARS
- SOUTH WEST FACING GARDEN
- KITCHEN/DINER
- STUDY
- IMMACULATELY PRESENTED
- GARAGE

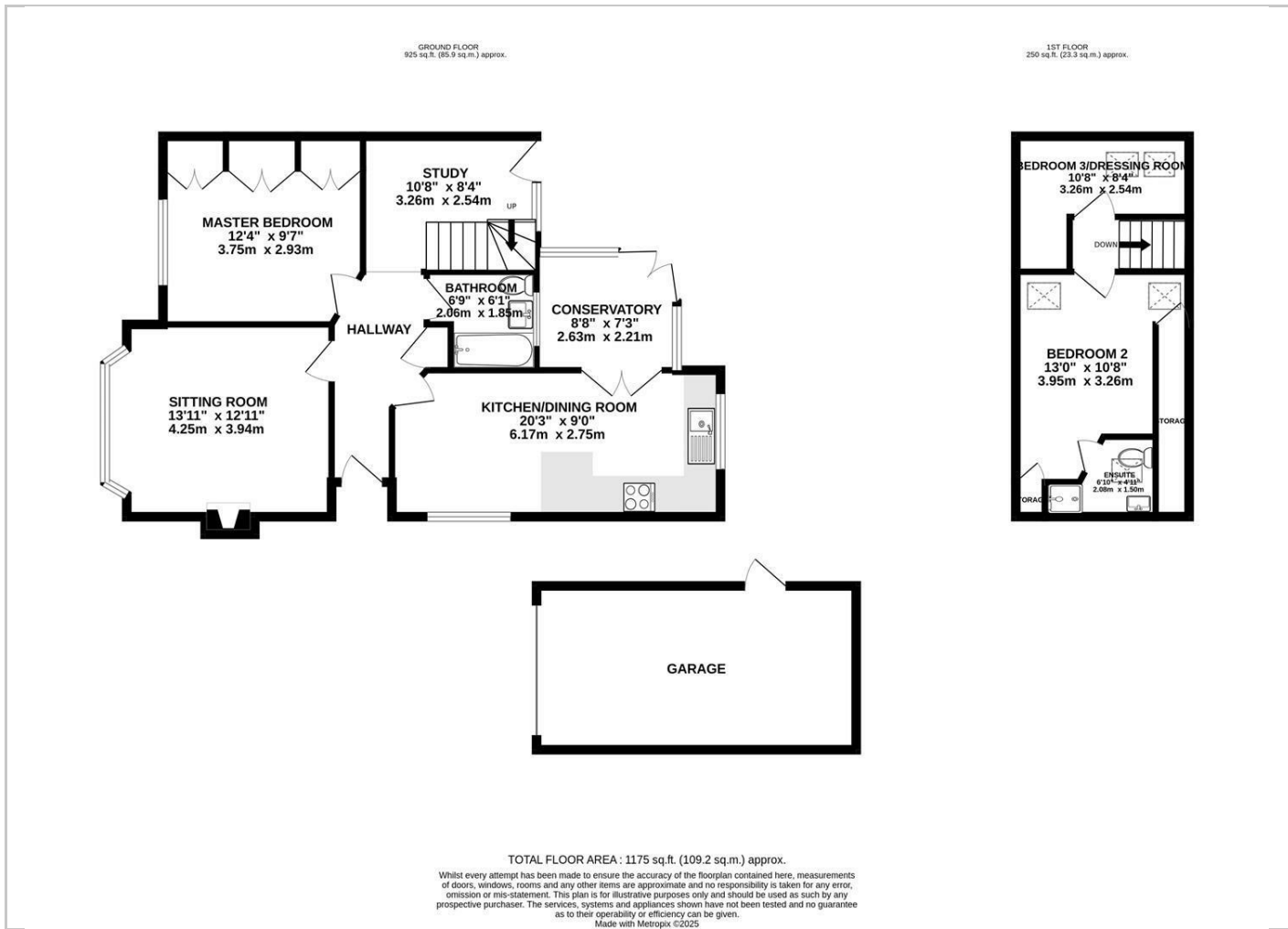
Council Tax Band: D

Viewing Arrangements

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



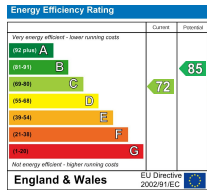
## Floor Plans



## Area Map



## Energy Performance Graph



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35-36 Newport Street, Swindon, Wiltshire, SN1 3DF  01793 6180  [sales@chappells.uk.com](mailto:sales@chappells.uk.com) [www.chappells.uk.com](http://www.chappells.uk.com)

