

richard  
james



**18 Kellsboro Avenue, Wroughton, SN4 9HT**

**Guide Price £290,000-£300,000**





## IN A NUTSHELL



Offered for sale in this popular Village is this 2 bedroom semi detached bungalow with conservatory which has undergone a programme of renovation recently including new heating system, refitted shower room with comfort height toilet as well as full rewire and new consumer unit. The property has also been fully replastered and new flooring throughout.

The property briefly comprises entrance porch, hall, master bedroom with fitted wardrobes, further bedroom, refitted shower room, refitted kitchen leading to a breakfast room and living room with sliding doors on to the conservatory. Outside are enclosed gardens and to the front is driveway parking for several cars. There is also a shed with power.

Wroughton provides great local amenities including, Doctors surgery, range of pubs, shops and takeaways. As well as easy access to Swindon via bus or car and is within easy reach to Waitrose and Hall and Woodhouse at Wichelstowe. Further transport links include M4, A419 and mainline to Swindon Station.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







## EXCEPTIONAL SERVICE

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-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

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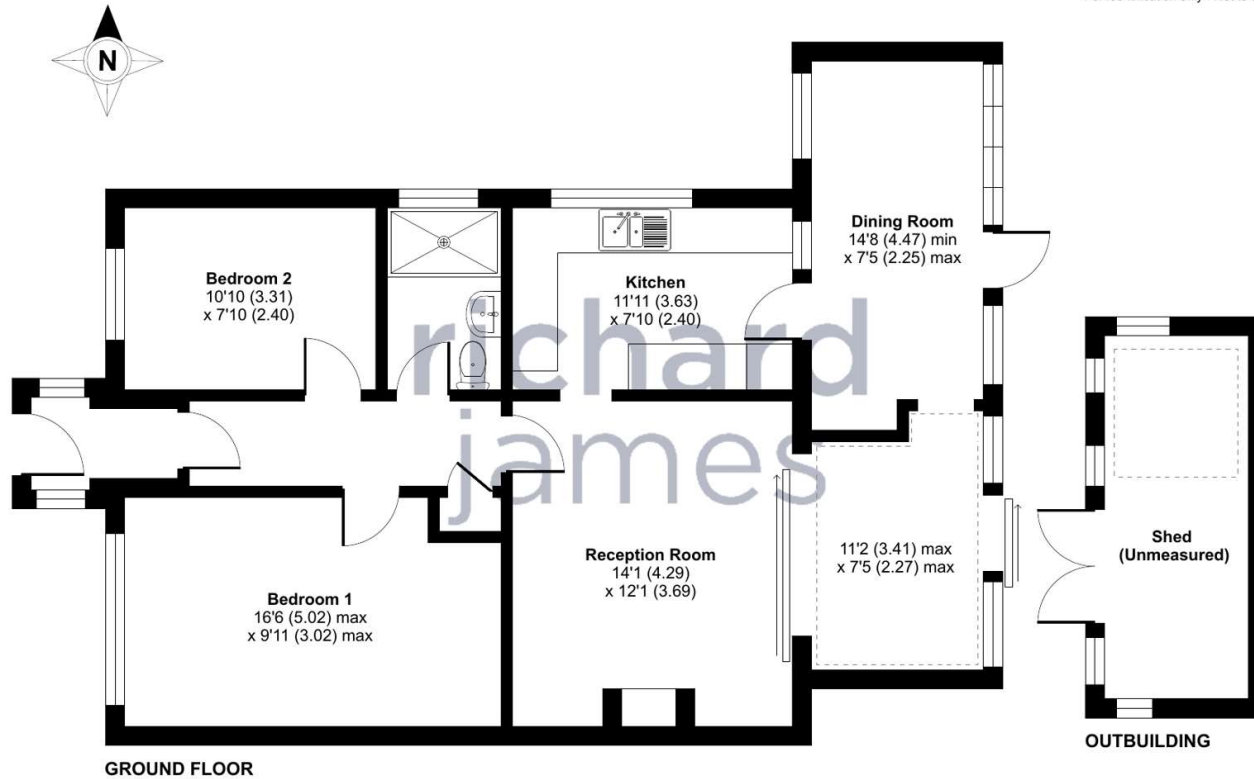
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Approximate Area = 877 sq ft / 81.5 sq m (excludes shed)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1176105

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- All Measurements are approximate.

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