



richard
james

23 Brimble Hill, Wroughton, Swindon, SN4 0RQ

Guide Price £300,000-£315,000



IN A NUTSHELL

 **3**
 **2**
 **1**

Located in the popular village of Wroughton, this three-bedroom semi-detached property offers a comfortable and practical living space, perfect for families or professionals.


The property benefits from two off-road driveway parking spaces at the front, is fully double-glazed, and has central heating throughout. Inside, the open-plan kitchen and dining room provide a modern and well-equipped space for cooking and entertaining, while the separate reception room with a fireplace offers a cozy area for relaxation. A bright conservatory overlooks the larger-than-average, tiered garden, ideal for outdoor activities or unwinding.

Upstairs, there are two double bedrooms, a single bedroom, and a fitted family bathroom.

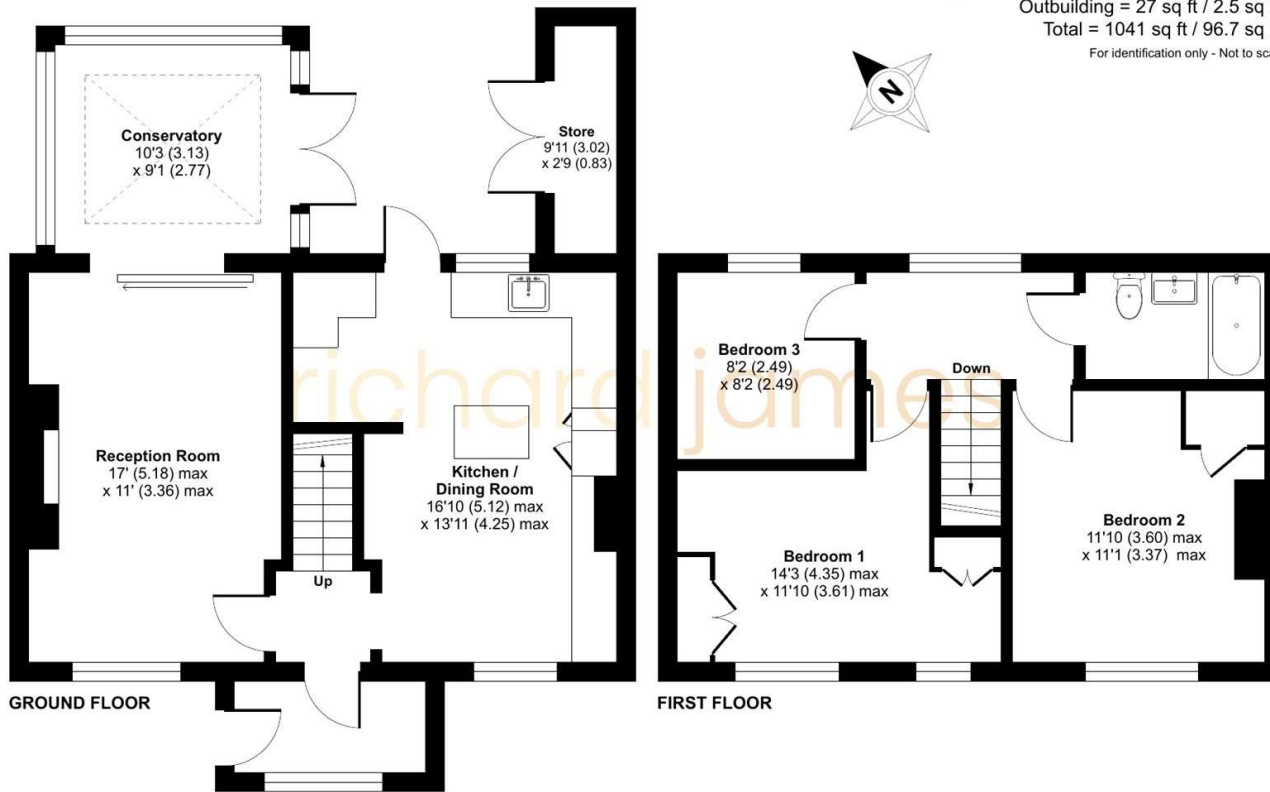
Situated within walking distance of a range of amenities, including primary and secondary schools, shops, pubs, and a local surgery, the property is ideally located for convenience. It also offers excellent transport links with easy access to the M4, A419, and Swindon train station. For those who enjoy the outdoors, Wroughton sits on the edge of Swindon and provides access to scenic countryside walks while maintaining close proximity to modern amenities.

This charming home offers the perfect blend of village living and urban connectivity.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1216523

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3. All Measurements are approximate.

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