



32 Ellingdon Road, Wroughton, Swindon, SN4 9HY

**Guide Price £300,000-£325,000**

**richard james**



## Ellington Road

### Wroughton

Freehold | EPC Rating - D



A well presented and much improved, three bedroom semi-detached property, located in the popular village of Wroughton.

The accommodation comprises Hall, modern refitted Kitchen and spacious L' shaped 17' x 15' max Living Room with access to the pleasant enclosed, low maintenance Rear Garden. With the Three Bedrooms and Family Bathroom, to the first floor.

Further features include PVCu Double Glazing, Gas Radiator Heating and the enclosed, low maintenance Rear Garden and useful detached Garage. There is also ample driveway parking to front.

The house is on the edge of the village with playing fields and a wide range of amenities, including the local schools, just a short walk away.



Wroughton has a thriving community and excellent transport links, with J15 and J16 of the M4 nearby and the popular market town of Marlborough just 11 miles to the South.

Viewing recommended.





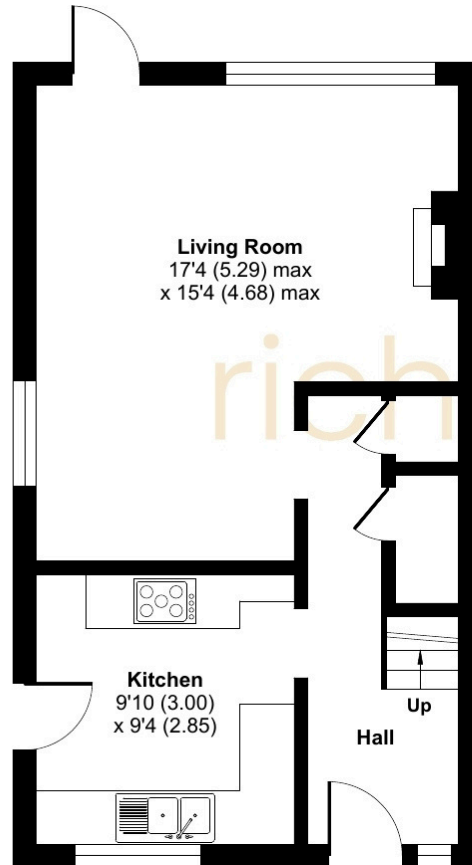




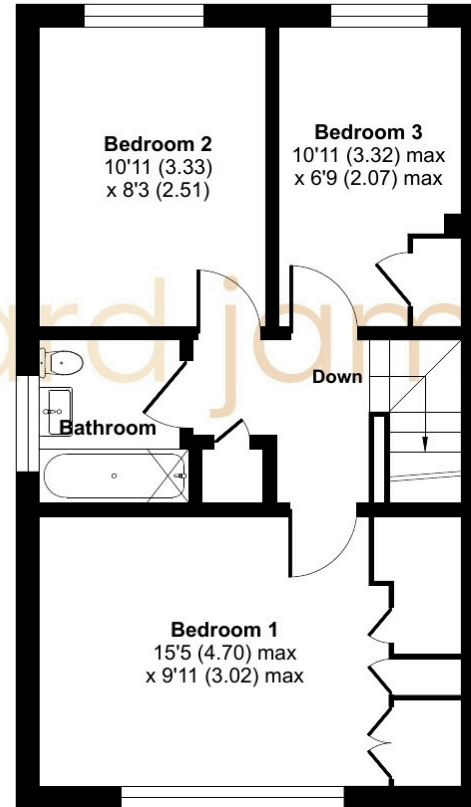
# Floorplan

Approximate Area = 850 sq ft / 78.9 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 999 sq ft / 92.7 sq m

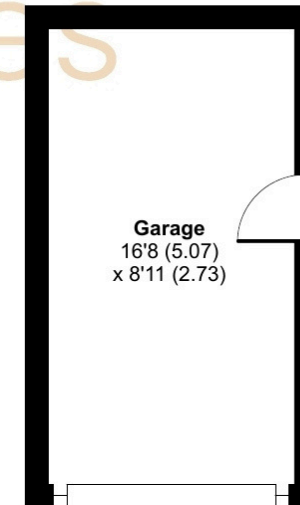
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GROUND FLOOR



FIRST FLOOR



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