



Marlborough Road, Wroughton  
£199,950 Freehold

**Ridgeway**

RIDGEWAY ESTATE AGENTS proudly present to you a gorgeous two bedroom extended semi detached cottage, full of character and is situated in the popular village of Wroughton, just south of Swindon's Old Town. The property comprises of a living room/diner, fitted kitchen, cloakroom wc, study, two double bedrooms, bathroom and garden. The property benefits from parking for several cars at the rear of the property, a lot of potential and a large single garage. Register your interest and book your viewing today.





26 Marlborough Road, Wiltshire,  
SN4 0RY  
£199,950 Freehold

#### ENTRANCE HALL

Half obscure glazed entrance door. Staircase to first floor. Radiator.

#### SITTING ROOM

12' 9" x 12' 7" (3.89m x 3.84m) Window to front. Feature fireplace with logburner. Wooden mantel. Television point. Dado rail. Radiator.

#### DINING AREA

15' 4" x 9' 10" (4.67m x 3m) Window to side. Woodstripped floorboards. Two radiators. Understairs cupboard. Built in cupboard.

#### KITCHEN

15' 4" x 8' 5" (4.67m x 2.57m) Window to rear. Stable doors to garden. One and a half bowl single drainer stainless steel sink unit



with mixer tap inset into a rolled edge worksurface with cupboard below. Further good range of fitted wall and base units. Tiled splashbacks. Tiled flooring. Four ring Diplomat gas hob with extractor canopy above and built in Hotpoint oven below. Integrated washing machine and dishwasher. Space for a fridge freezer. Radiator.

### CLOAKROOM

Low level WC. Wall mounted wash basin. Tiled flooring. Extractor fan.

### STUDY/SNUG

10' 2" x 7' 3" (3.1m x 2.21m) Windows to side and rear. Radiator.

### LANDING

Roof access. Exposed timbers.

### BEDROOM ONE

12' 6" x 8' 8" (3.81m x 2.64m) Window to front. Radiator. Built in cupboard housing boiler for domestic hot water and central heating. Television lead.

### BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m) Windows to side and rear. Radiator. Fitted wardrobes.

### BATHROOM

Obscure glazed window to rear. Suite comprising of a panelled bath with shower over. Pedestal wash basin. Low level WC. Tiled walls. Radiator.

### OUTSIDE

To the front, steps and a pathway lead to the entrance. Bark chipped forecourt with flowers and shrubs.

The rear garden is enclosed by timber fencing with a pedestrian gate to the side. Outside tap. Paved area with steps to a patio. Laid to lawn with stepping stone pathway. Flower and shrub borders. Timber summerhouse with a further patio.

### GARAGE AND PARKING

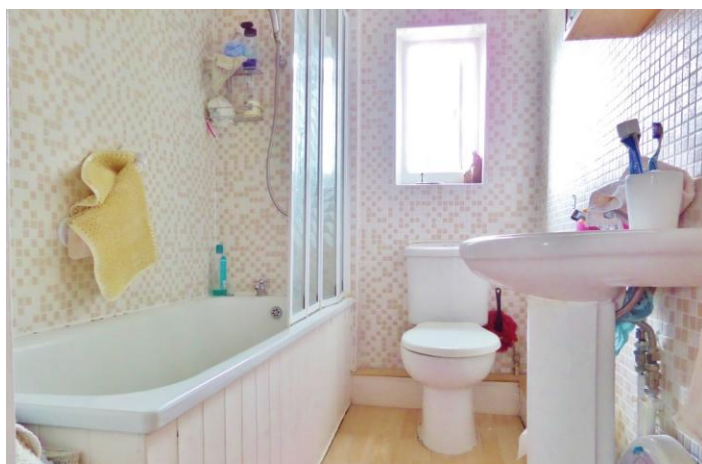
There is a vehicular right of way to the side of the property leading to the garage at the rear with turning/additional parking. Timber shed.

### WROUGHTON

Wroughton is situated just to the south of Swindon's Old Town and gives good access to a mainline rail service to Paddington and to the M4 junction 16. There is a good range of local amenities including a selection of shops, doctor, dentist, public houses and the well known Ridgeway senior school.

Like what you see?

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### Ground Floor

Approx. 51.8 sq. metres (567.7 sq. feet)



### First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 84.2 sq. metres (905.8 sq. feet)



"DoubleClick Insert MAP"

# Ridgeway

**Swindon**

01793 530167

**Fairford**

01285 712900

**Lechlade**

01367 250011

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