

## Broad Street, Wroughton

£415,000

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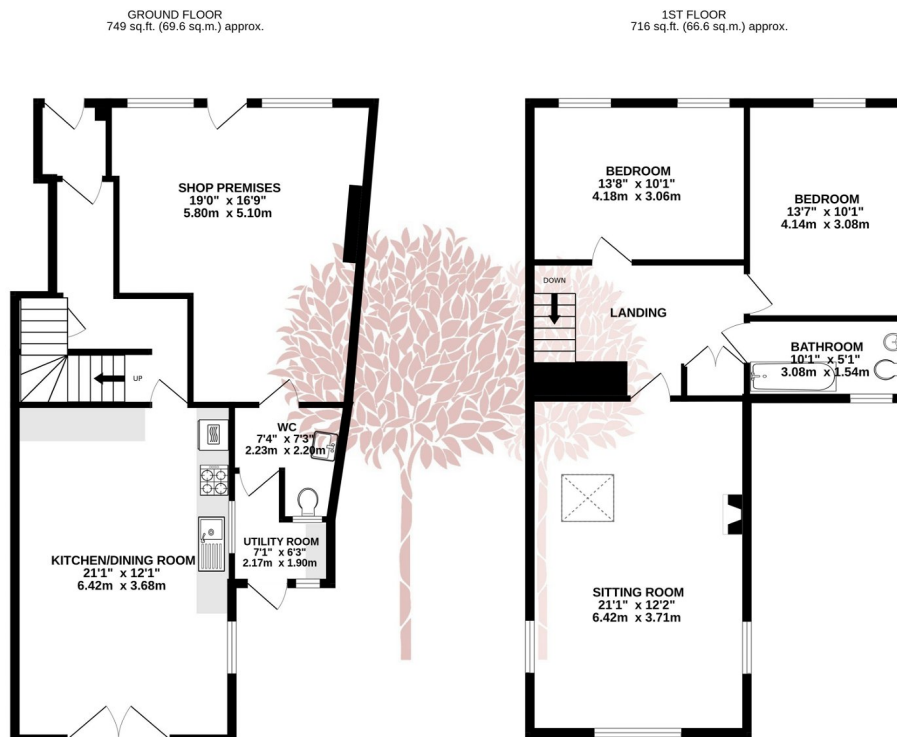


**CHARACTER COTTAGE-** Located on Wroughton's historic Broad Street with its pastel painted period homes and eclectic mixture of shops and amenities is 'Kitsilano', a wonderfully unique two-bedroom residential property with a lovely south facing garden, along with a smart ground floor shop premises which served as the village opticians for many years and is now currently let on a short hold tenancy agreement. The residential dwelling is brought to the market unincumbered and has the benefit of no onward chain.



## Key Features

- Characterful mid terraced cottage on lovely Broad Street in Wroughton
- Both double bedrooms with fitted wardrobes
- Bathroom with white suite
- Private courtyard garden with shed and southerly aspect
- EPC rating D
- Two-bedroom Maisonette plus ground floor office space (currently let)
- First floor sitting room with vaulted ceiling, polished wooded floor, and cast-iron wood burner
- Generous kitchen/dining room to the ground floor with access to the garden
- Council Tax band D



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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