



ESTATE AGENTS

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102 Churchward Avenue

Rodbourne Cheney, Swindon, SN2 1NN

Offers Over £300,000



## Floor Plan



- NO ONWARD CHAIN
- GARAGE
- THREE BEDROOMS
- SCOPE FOR EXTENSION/IMPROVEMENT
- LARGE GARDEN
- UTILITY AND WC
- BATHROOM

Chappells are delighted to offer for sale this spacious semi detached family home situated on the sought after Churchward Avenue in Rodbourne Cheney. This well proportioned property offers accommodation including an entrance hall, open plan lounge dining room with bi-fold doors to rear garden, kitchen, utility and WC. To the first floor there are three good size bedrooms and a family bathroom. The property sits on a good size plot with a large enclosed South facing rear garden. The garden has a sunny patio, lawn, various trees and two sheds. The utility extension to the side has access to the front and rear. There is a single garage with driveway parking to the front for at least three cars.

This property is in need of some modernisation and offers scope for further extension (subject to necessary planning consents). **\*\* NO ONWARD CHAIN \*\***

## Viewing

Please contact our Chappells Estate Agents Sales Office on 01793 618080 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

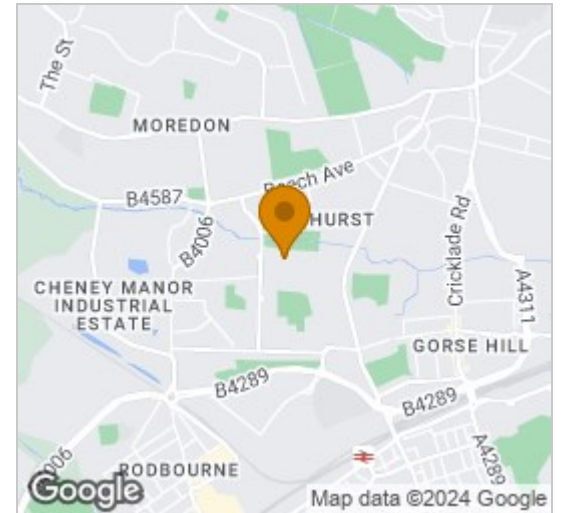
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## Area Map



## Energy Efficiency Graph

