



**81 Cheney Manor Road,  
Rodbourne Cheney, Swindon, SN2  
2NX**

- INVESTORS ONLY
- Mid Terrace House
- Four Bedrooms
- Currently Let for £22,200 Per Annum
- Kitchen
- Bathroom
- 120ft Rear Garden
- Good Location
- NO ONWARD CHAIN

**Guide Price £200,000**



**\*\*\* INVESTORS ONLY \*\*\*** We are delighted to offer this four bedroom mid terrace house currently let for £22,200 per annum. The ground floor accommodation comprises of entrance hallway, kitchen, bathroom and rooms one and two. Bedrooms three, four and storage room are situated on the first floor. Property also benefits from a large rear garden (approximately 120ft) with garage, gas central heating and uPVC double glazing. Located in Rodbourne Cheney within easy access to The Designer Outlet Village and town centre. An early viewing is highly recommended.

### **Entrance Porch**

Composite front door.

### **Hallway**

Stairs to first floor. Understairs cupboard. Laminate flooring.

### **Kitchen**

uPVC door and window to side elevation. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Ceramic hob. Space and plumbing for washing machine. Part tiled walls. Tiled flooring. Radiator.

### **Bathroom**

Two obscured uPVC windows to rear elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Tiled flooring.

### **Room One**

uPVC window to front elevation. Laminate flooring. Radiator. Currently let for £450 pcm.

### **Room Two**

uPVC window to rear elevation. Radiator. Currently let for £450 pcm.

### **Landing**

Loft access.

### **Room Three**

uPVC window to rear elevation. Radiator. Currently let for £450 pcm.

### **Room Four**

uPVC window to front elevation. Laminate flooring. Radiator. Currently let for £500 pcm.

### **Storage Room**

uPVC window to rear elevation. Laminate flooring. Radiator. Potential to turn into a bathroom.

### **Front**

Enclosed by brick wall. Mostly paved.

### **Rear Garden**

Approximately 120ft. Mostly laid to lawn with garage. Paved patio.

### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

### **Mortgages**

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **Money Laundering**

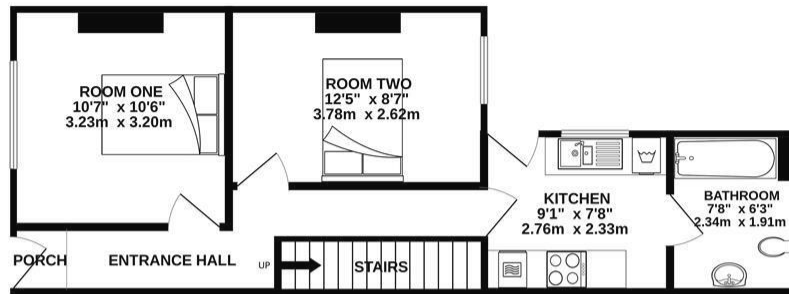
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



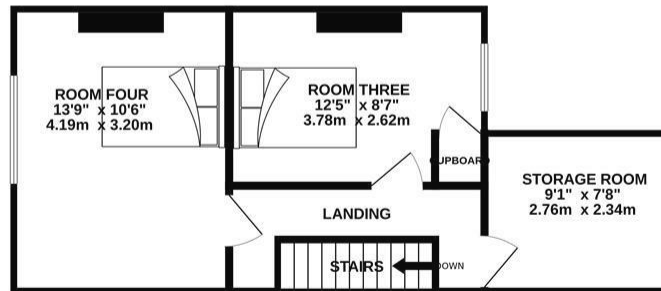
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

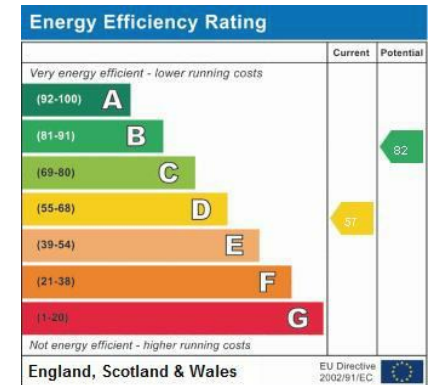


1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 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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