



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

- INVESTORS ONLY
- Mid Terrace House
- Four Bedrooms
- Currently Let For £22,200 Per Annum
- Communal Kitchen
- Communal Bathroom
- Store Room Has Potential To Become A Bathroom
- 120ft Rear Garden
- Good Location
- No Onward Chain

**Offers Over £200,000**



**\*\*\* INVESTORS ONLY \*\*\*** We are delighted to offer this four bedroom mid terrace house currently let for £22,200 per annum (four rooms are let). 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. Under stairs cupboard. Laminate flooring.

### **Kitchen**

uPVC window to side elevation. Door to side. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Part tiled walls. Vinyl flooring.

### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Boiler cupboard. Part tiled walls. Tiled flooring. Radiator.

### **Room One**

uPVC window to front elevation. 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. Radiator. Currently let for £500 PCM.

### **Room Five/Storage Room**

uPVC window to rear elevation. Laminate flooring. Radiator.

### **Front**

Cast iron railings.

### **Rear Garden**

Approximately 120ft. Garage. Mostly laid to lawn. Paved patio.

### **Sizes**

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

### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

### **Mortgages**

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

### **Money Laundering**

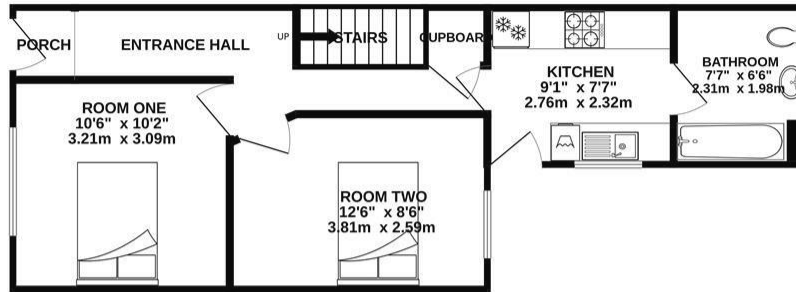
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



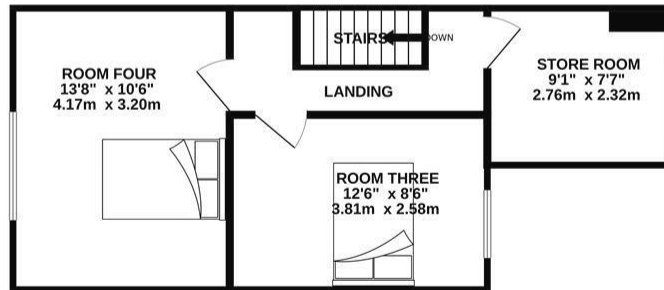
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

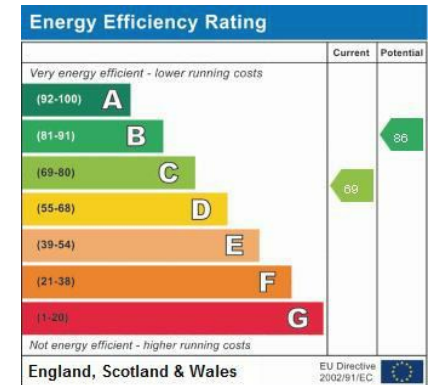


1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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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