



**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 £180,000



***** 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

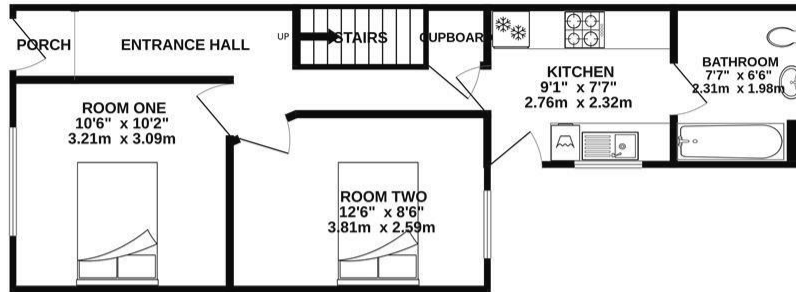
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



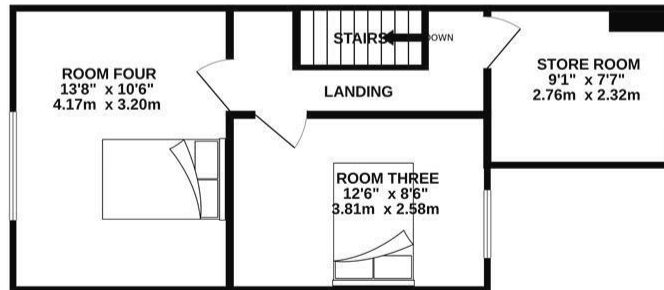
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

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

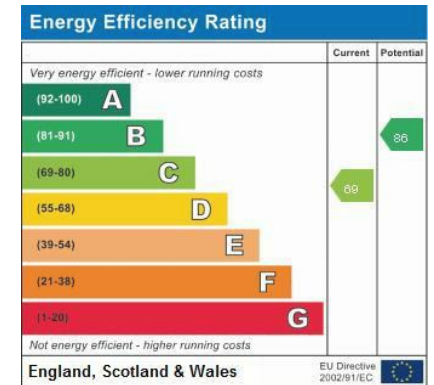


1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



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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