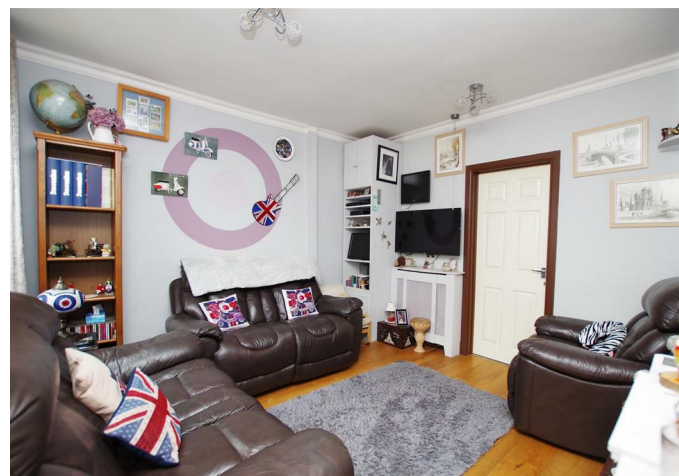




**79 Cheney Manor Road,  
Rodbourne-Cheney, Swindon, SN2  
2NX**

- INVESTORS ONLY
- End Terrace House
- Four DOUBLE BEDROOMS
- Four En-Suite Showers
- Four Reception Rooms
- Kitchen
- Bathroom & W.C
- Utility Area
- 120ft Rear Garden
- Good Location

**Chain Free £330,000**



\*\*\* HUGE POTENTIAL INCOME \*\*\* INVESTORS ONLY \*\*\* Primary Homes & Lettings are delighted to offer this opportunity to purchase this FOUR DOUBLE BEDROOM end terrace house ALL WITH EN-SUITE SHOWER ROOMS. Ground floor accommodation comprises of study, family room, living room, kitchen, dining room, bathroom, utility area and W.C. Property also benefits from a large 120ft rear garden with outbuildings and gas central heating. Located in Rodbourne Cheney within easy access to the town centre and railway station.

### Description

Once a bed & breakfast has now returned as a residential home. The property has huge potential to become a HMO. The accommodation comprises of entrance hallway, study, family room, living room, kitchen, utility area, cloakroom, dining room, four DOUBLE bedrooms (with en-suite shower rooms) and store room. Property also benefits from a 120ft rear garden, gas central heating and uPVC double glazing.

### 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.

### Photographs

Please note that photos were taken prior to the current tenants moving into the property.

### Mortgages

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

### Money Laundering

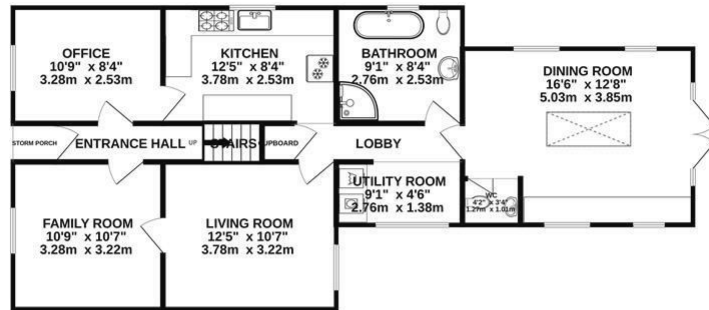
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



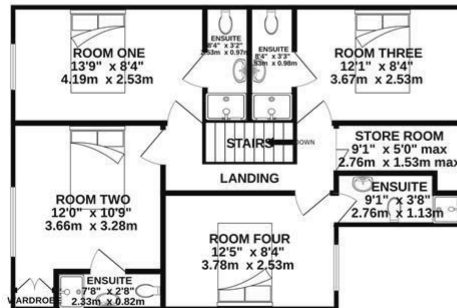
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
851 sq.ft. (79.0 sq.m.) approx.

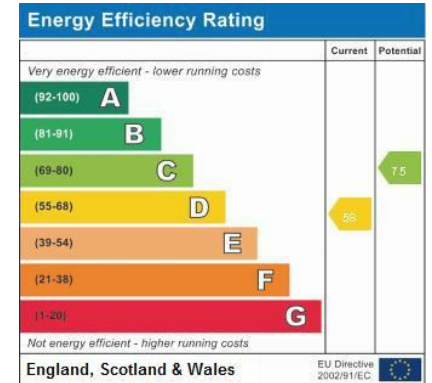


1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1492 sq.ft. (138.7 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 illustration purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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