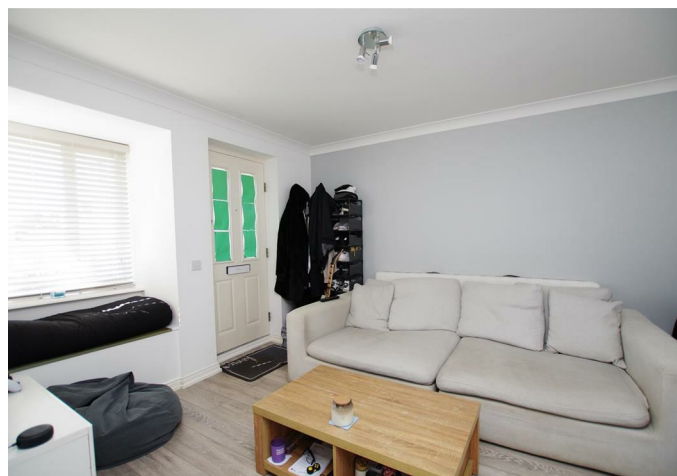




**48 Barnum Court,
Rodbourne, Swindon, SN2 2AP**

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Mid Terrace House
- One Bedroom
- NO ONWARD CHAIN
- Currently Let For £8,340 Per Annum
- OFF ROAD PARKING
- Well Presented
- Fitted Wardrobes
- Good Location

Chain Free £160,000



*** IDEAL FIRST TIME OR BUY TO LET INVESTMENT *** We are pleased to offer this well presented one bedroom mid terrace house being sold with NO ONWARD CHAIN. The accommodation comprises of lounge, kitchen, bedroom and bathroom. Property also benefits from off road parking, lawn to front (with storage cupboard) and uPVC double glazing. Located in the heart of Rodbourne, within walking distance to all local amenities, schools, Designer Outlet Village and town centre. Viewing is highly recommended.

Living Room

uPVC bay window to front elevation. Stairs to first floor. Laminate flooring. Electric heater.

Kitchen

uPVC window to front elevation. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Inset ceiling lights. Vinyl flooring.

Landing

Laminate flooring.

Bedroom

uPVC window to front elevation. Two built in double wardrobes. Airing cupboard. Loft access. Laminate flooring. Electric heater.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Inset ceiling lights. Vinyl flooring. Heated towel rail.

Front

Storage cupboard. Laid to lawn with steps leading to storm porch.

Parking

Off road parking with additional visitors spaces.

Management Charges

£33 a month.

Sizes

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

Viewings

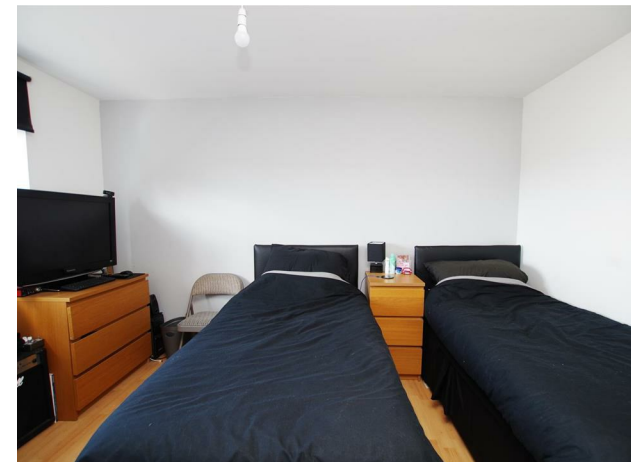
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

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

Money Laundering

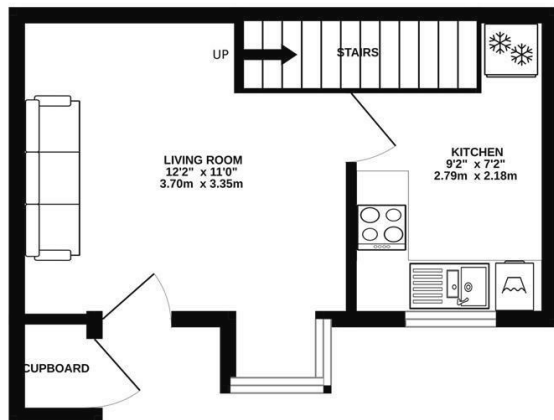
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



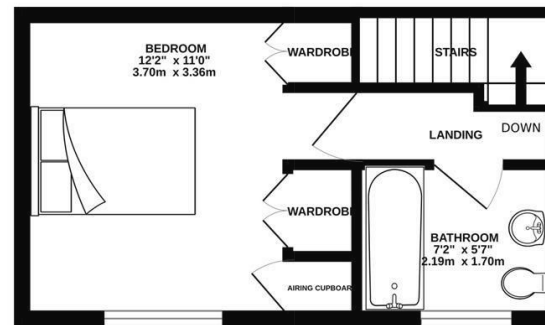
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.3 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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101 Commercial Road, Swindon, SN1 5PL
Tel: 01793 641641 Fax: 01793 618127
Email: info@primaryhomesandlettings.co.uk
www.primaryhomesandlettings.co.uk