



**73 Olive Grove, Rodbourne
Cheney, Swindon, SN25 3DB**

- POTENTIAL TO EXTEND (subject to planning)
- Semi Detached House
- Two DOUBLE Bedrooms
- POTENTIAL FOR DRIVEWAY PARKING
- Good Size Rear Garden
- Off Road Parking For Two Vehicles
- EPC Rating - C
- Council Tax - Band B
- Good Location

Guide Price £240,000



We are pleased to offer this well presented and spacious two DOUBLE bedroom semi detached house with POTENTIAL TO EXTEND (subject to planning). The accommodation comprises of entrance porch, lounge/diner, kitchen, two bedrooms and bathroom. Property also benefits from a good size garden, off road parking for two vehicles, gas central heating and uPVC double glazing throughout. Located in a quiet area of Rodbourne Cheney with easy access to local amenities and schools. Viewing is highly recommended.

Entrance Porch

uPVC door and window to front elevation. Storage cupboard. Door to lounge/diner.

Lounge/Diner

uPVC sliding door to garden. Stairs to first floor. Under stairs cupboard. Laminate flooring. Radiator.

Kitchen

uPVC window to front elevation. White gloss wall and base units with rolled edge worktops over. Ceramic sink and drainer. Built in double oven. Gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator.

Landing

Loft access. Airing cupboard. Radiator.

Bedroom One

uPVC window to side elevation. Two double built in wardrobes. Radiator.

Bedroom Two

uPVC window to side elevation. Radiator.

Bathroom

Obscured uPVC window to front elevation. White

suite comprising of panelled bath with shower over, vanity unit with built in wash hand basin and low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail.

Garden

Enclosed by timber fencing. Mostly lawned with raised flowerbeds. Paved patio. Gravelled area with two timber sheds. Gated access to front. Outside sockets and tap.

Front

Laid to lawn with path leading to storm porch and gated access to garden.

Parking

Off road parking for two vehicles.

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 Primary Mortgage Centre on (01793) 616617. Home visits available.

Money Laundering

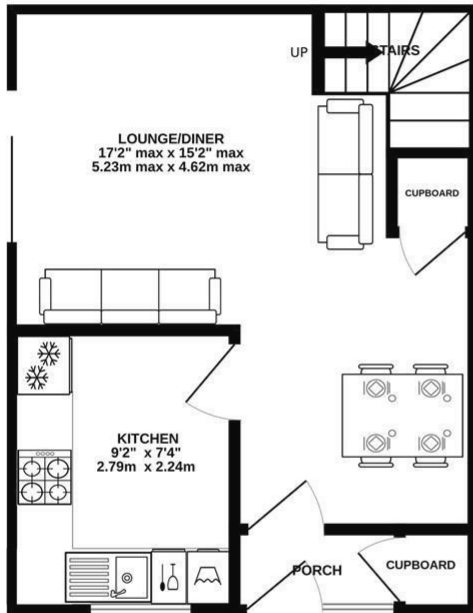
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



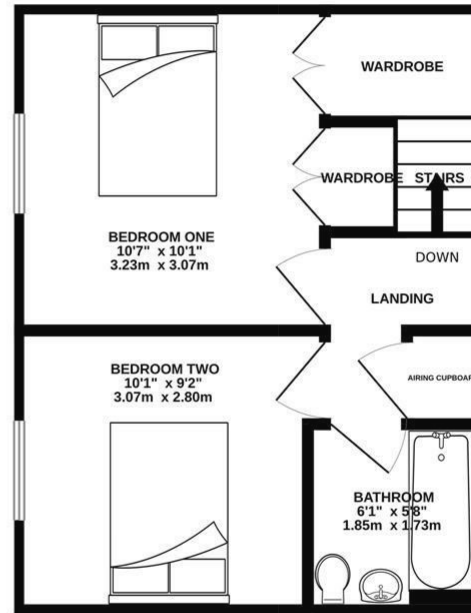
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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