



**178 Redcliffe Street,
Rodbourne, Swindon, SN2 2DA**

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Mid Terrace House
- Two DOUBLE Bedrooms
- Off Road Parking
- Good Size Rear Garden
- Upstairs Bathroom
- Open Plan Kitchen/Diner
- Living Room
- Utility Room & Cloakroom
- Good Location

Price £225,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are delighted to offer this well presented and spacious two DOUBLE bedroom mid terrace property located in the popular area of Rodbourne within walking distance to the Designer Outlet Village, town centre and railway station. The accommodation comprises of living room, kitchen/diner, utility room, cloakroom, two bedrooms and bathroom. Property also benefits from a good size rear garden, off road parking for one vehicle and gas central heating. An early viewing is highly recommended.

Entrance Hallway

uPVC front door. Stairs to first floor. Laminate flooring.

Living Room

uPVC window to front elevation. Featured fireplace with mantle over. Laminate flooring. Radiator.

Dining Area

uPVC door to rear garden. Open fireplace with brick surround. Understairs cupboard. Laminate flooring. Radiator.

Kitchen

Two uPVC windows to side elevation. Base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Integral dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring.

Utility Room

Obscured uPVC window to rear elevation. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Radiator.

Cloakroom

Obscured uPVC window to rear elevation. White suite comprising of built in wash hand basin with cupboard under and low level W.C. Part tiled walls. Tiled flooring.

Landing

Loft access.

Bedroom One

uPVC window to front elevation. Feature fireplace. Laminate flooring. Radiator.

Bedroom Two

uPVC window to rear elevation. Feature fireplace. Laminate flooring. Radiator.

Hallway

Laminate flooring. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, built in wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. LVT flooring. Radiator.

Front

Enclosed by brick wall.

Rear Garden

Enclosed by timber fencing. Mostly laid to lawn with shrub borders and shrubs. Path leading to gated rear access.

Parking

Off road parking for one vehicle.

EPC Rating

D.

Lease

There is a 999 year lease with 862 years remaining. There is no ground rent to pay.

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

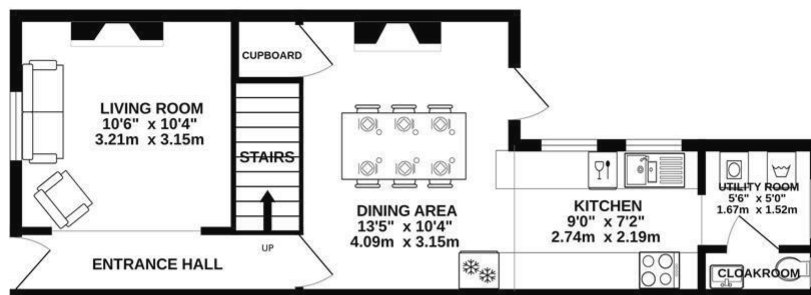
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



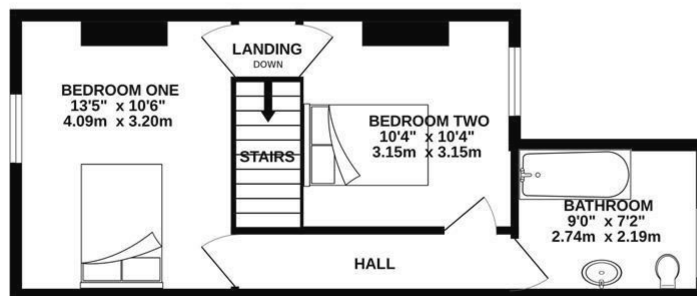
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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 misstatement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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