



## RODBOURNE ROAD

Rodbourne Cheney, Swindon, Wilts SN2 1DJ



## Rodbourne Road, Rodbourne Cheney, Swindon SN2 1DJ

- PRICED TO SELL
- Mid Terrace House
- COMPLETED CHAIN
- Two DOUBLE Bedrooms
- Two Reception Rooms
- West Facing Rear Garden
- Off Road Parking
- En-Suite To Master
- Downstairs Bathroom
- Good Location

**Price £185,000**





**\*\*\* PRICED TO SELL \*\*\* COMPLETED CHAIN \*\*\*** We are delighted to offer this two DOUBLE bedroom mid terrace house located in the popular area of Rodbourne Cheney within easy access to local amenities, schools and The Designer Outlet Village. The accommodation comprises of living room, dining room, kitchen, bathroom, master bedroom (with - ensuite shower) and one further bedroom. Property also benefits from an enclosed rear garden with off road parking for one vehicle, gas central heating and uPVC double glazing.

### Living Room

Composite front door. uPVC triple glazed window to front elevation. Stairs to first floor. Understairs cupboard. Wood burner with brick surround. Wood flooring. Radiator.

### Dining Room

uPVC door to rear garden. Skylights to rear elevation. Storage and larder cupboard. Vinyl flooring. Radiator.

### Kitchen

uPVC window to side elevation. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Freestanding cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring.

### Bathroom

Obscured uPVC windows to rear and side elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

### Landing

Loft access.

### Bedroom One

uPVC window to rear elevation. Featured fireplace. Built in wardrobe. Laminate flooring. Radiator.

### En-Suite

Obscured uPVC window to rear elevation. Walk in double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator. Heated towel rail.

### Bedroom Two

uPVC triple glazed window to front elevation. Cupboard housing boiler. Radiator.

### Front

Enclosed by brick wall.

### Rear Garden

West facing. Enclosed by wall and timber fencing. Patio area with path leading to off road parking with electric roller door. Laid to lawn with raised shrub borders. Outside tap.

### Notes

Boiler is roughly 5 years old and serviced yearly.

### Sizes

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

### Viewings

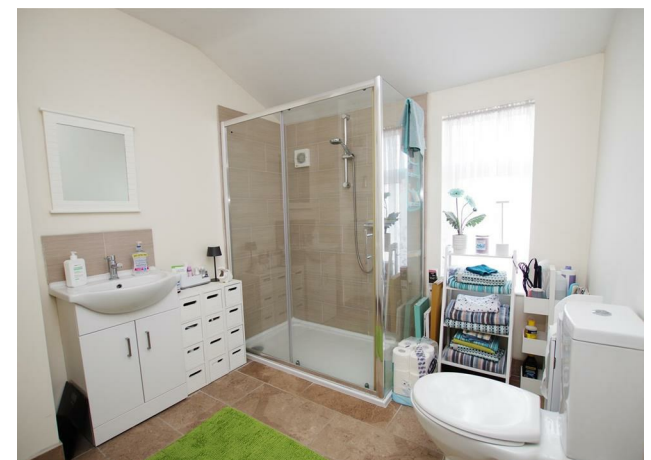
Strictly via our Swindon office telephone (01793) 641641.

### Mortgages

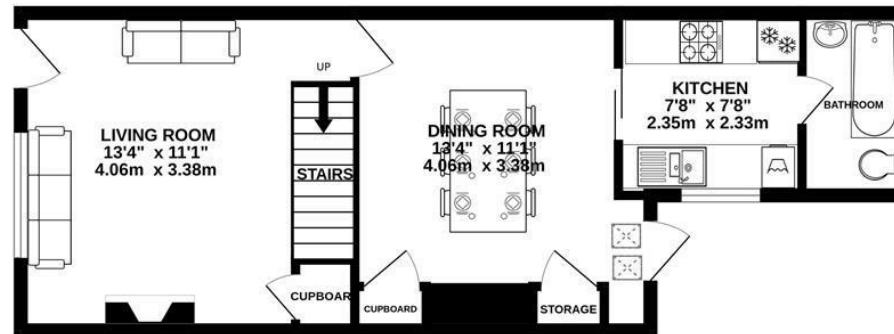
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### Money Laundering

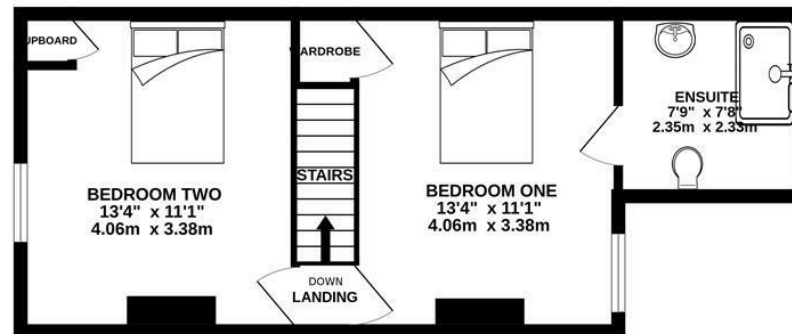
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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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