



**4 Knapp Close, Rodbourne Cheney, Swindon, Wiltshire, SN2 2PH**  
**Chain Free £150,000**

**SWINDON**  
**HOMES**   
sales, lettings & mortgages

A ONE BED SEMI DETACHED RETIREMENT BUNGALOW FOR OVER 60,S LOCATED IN RODBOURNE CHENEY AND BEING SOLD WITH NO ONWARD CHAIN!

The property comprises of : Lounge, kitchen, large double bedroom, shower room, rear garden and allocated parking space.

VIEWING A MUST!

#### Entrance Hallway

6'2" x 6'11" (1.88 x 2.12)

Radiator, built in storage cupboard, attic access, UPVC double glazed obscure door to front, bamboo wood flooring, doors to rooms

#### Lounge

12'10" x 12'0" (3.92 x 3.67)

Radiator, UPVC double glazed patio door to rear, opening to kitchen

#### Kitchen

7'0" x 8'8" (2.14 x 2.65)

Extractor fan, worcester gas combi boiler serving domestic hot water and central heating, UPVC double glazed window to side, fitted kitchen comprising of : range of low and eye level cupboards with adjoining worksurfaces, stainless steel sink drainer unit, gas/electric cooker point, plumbing for washing machine, space for fridge freezer, tiled splashbacks, vinyl flooring

#### Bedroom

12'10" x 9'8" (3.93 x 2.95)

Radiator, UPVC double glazed window to rear, built in sliding mirror door double wardrobe





### **Shower Room**

6'5" x 5'6" (1.97 x 1.69)

Extractor fan, electric shaver point, obscure UPVC double glazed window to front, radiator, w.c, sink, large shower cubicle with shower and screen, part tiled walls, vinyl flooring

### **Front Of Property**

Outside water tap, two wall lights, patio area, pathway to front to parking area, pathway to rear garden

### **Rear Garden**

24'8" x 19'3" (7.54 x 5.87)

Low maintenance rear garden, patio area, chipped area, shrub borders, outside wall light, UPVC garden shed, fenced from adjoining gardens

### **Parking**

One block paved allocated parking space, two visitors parking spaces shared by block of four bungalows

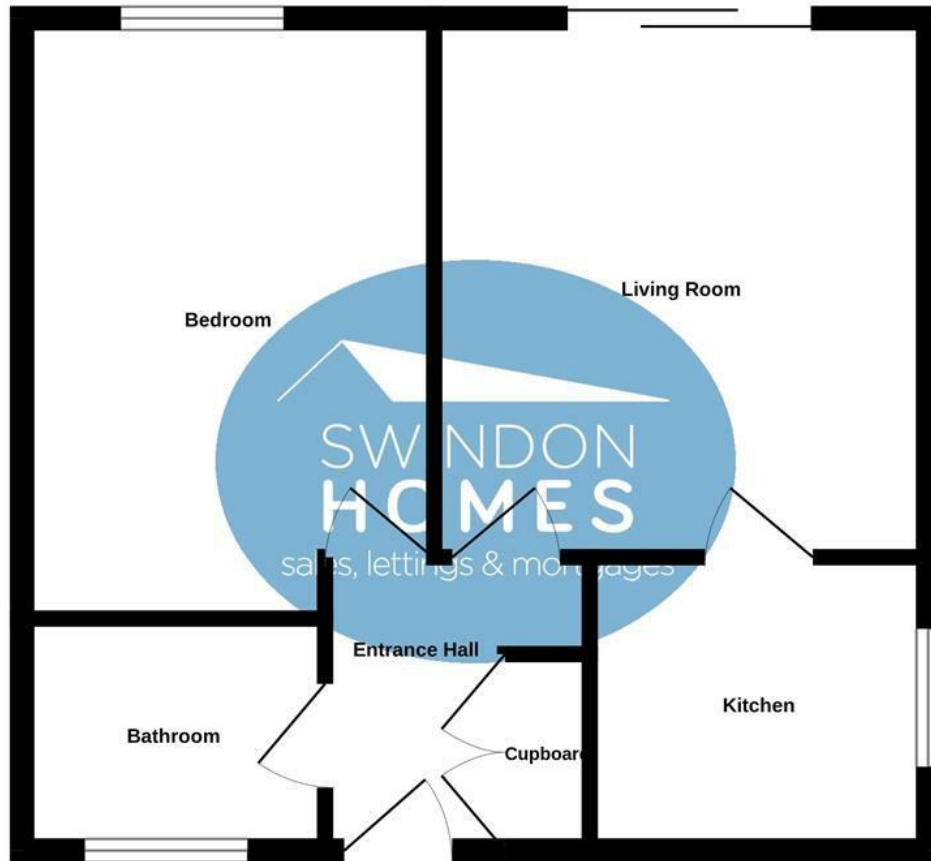
### **Tenure Leasehold**

The property being sold is leasehold with term of 999 years from the 1/1/92 so 967 years remaining. It appears to be the bungalow and garden area. However the incoming purchaser will also take a share in the freehold. The freehold covers all four bungalows, garden land and parking spaces. The freehold is owned by all four bungalow owners together. The Lease has a ground rent amount of 5p per year however I understand that in practice this is not paid. I also understand that service charges are not regularly collected but maintenance is dealt with on an ad hoc basis with the owners splitting the cost as and when maintenance is required.

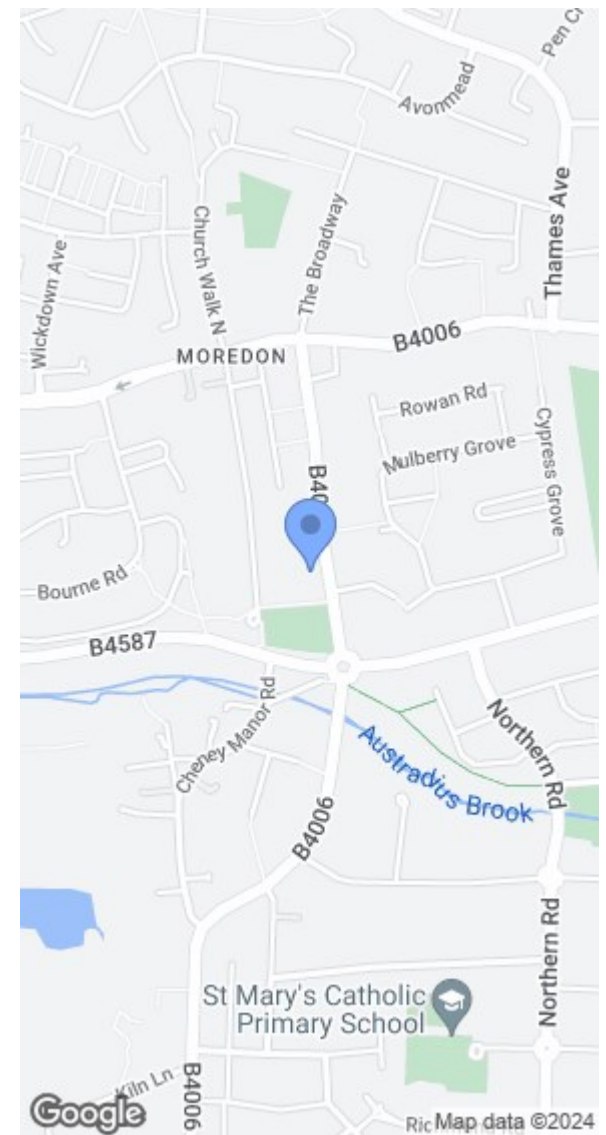




# GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	