



**33 Morris Street, Rodbourne, Swindon, SN2 2HU**  
**£250,000**

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

**\*\* FOUR BEDROOMS \*\* IN NEED OF  
MODERNISATION \*\* NO ONWARD CHAIN \*\***

Swindon Homes are pleased to market this FOUR BEDROOM terraced property in Morris Street, Rodbourne, Swindon.

In need of modernisation, this property provides plenty of space with two reception rooms and good sized bedrooms.

The property also has a low maintenance, enclosed rear garden with a parking space for one car at the rear.

This property is asking for someone to put their own stamp on it and would make a great first time buy, family home or investment property.

Viewing is highly recommended!

#### **Entrance Hall**

2'11" x 13'9" (to stairs) (0.9 x 4.2 (to stairs))

UPVC entrance door, wooden glazed door to hallway, stairs to 1st floor door to dining room, radiator

#### **Living Room**

10'4" 11'11" (3.16 3.65)

UPVC window to front aspect, electric fireplace

#### **Dining Room**

11'1" x 11'11" (3.4 x 3.65)

UPVC window to lean to, archway to living room, sliding door to kitchen, radiator

#### **Kitchen**

7'6" x 8'7" (2.29 x 2.62)

Units at eye and base level, stairs storage cupboard with folding door, stainless steel wash basin, window to lean to, opening to rear lobby





#### **Rear Lobby**

7'6" x 2'7" (2.3 x 0.8)

Space for fridge freezer, door to bathroom, door to lean to

#### **Lean To**

5'8" x 11'5" (1.73 x 3.5)

Worcester Combi boiler, door to rear garden

#### **Stairs and Landing**

Stairs from ground floor, doors to three bedrooms, stairs to loft room

#### **Bedroom One**

13'9" x 10'2" (4.2 x 3.1)

Two UPVC windows to front aspect, radiator

#### **Bedroom Two**

8'6" x 11'9" (2.6 x 3.6)

Window to rear aspect, radiator

#### **Bedroom Three (Loft Room)**

9'10" into 12'9" x 13'8" (3 into 3.9 x 4.18)

Velux windows to front and rear aspect, electric wall mounted heater

#### **Bedroom Four**

7'6" x 8'6" (2.3 x 2.6)

Window to rear aspect, radiator



#### **Bathroom**

7'0" x 5'5" (2.14 x 1.67)

UPVC privacy glazed window to rear aspect, low level WC, pedestal wash basin, bath with mixer tap with shower attachment, radiator

#### **Rear Garden**

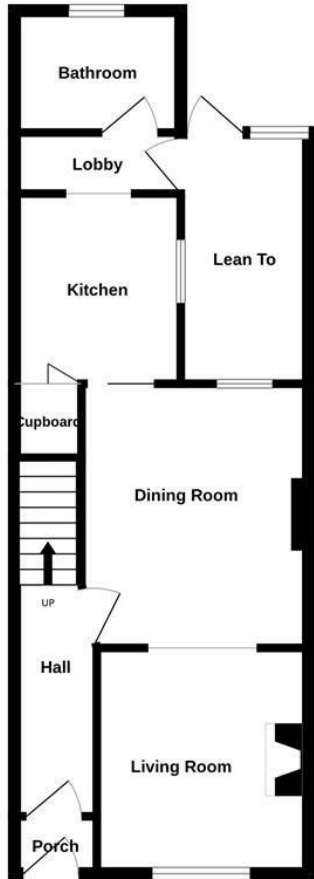
Paved garden with shed to the rear and rear access to parking for one car







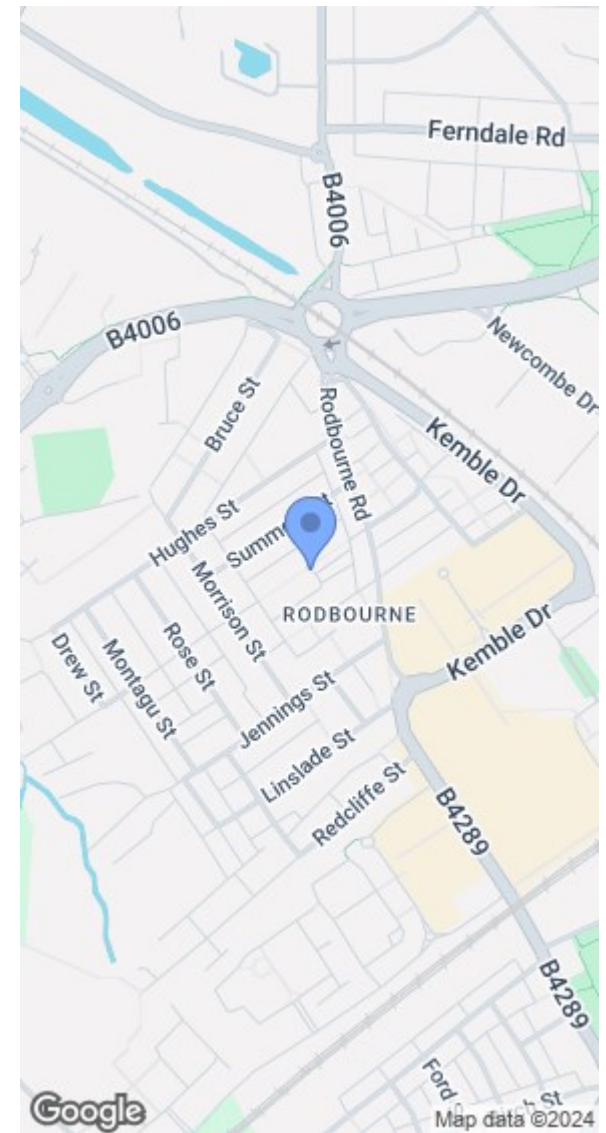
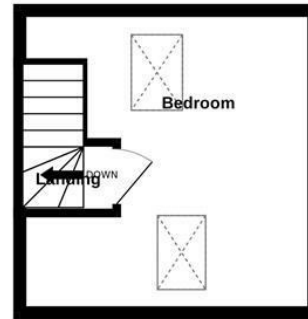
GROUND FLOOR



1ST FLOOR



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