



Groves Street, Rodbourne, Swindon.

Offers in Excess of £200,000



16 Groves Street,
Swindon, Wiltshire.

Directions

Please use the postcode SN2 2BW or call the office at any time for detailed directions from your location.

Summary

Deceptively spacious, end terrace home which would benefit from updating, located in this popular residential area with easy access to local amenities, Designer Outlet Swindon, and the town centre including the train station. There are two first floor bedrooms and family bathroom, and two reception rooms and kitchen. Further benefits include garden, rear vehicle access, and no onward chain.

Step inside

The property is accessed via an entrance hall with stairs leading to the first floor. At the front on the right is a reception room with bay window to the front and feature fireplace. This could make an ideal third bedroom if needed. There is another reception room behind with useful storage cupboard and a door that leads through to the kitchen. This dual aspect room is fitted with a range of storage and appliance space and has a door leading out to the rear garden. The first floor landing has access to the two double bedrooms and large family bathroom. This is fitted with a corner bath, separate shower, wc, and wash hand basin.

Step outside

There is a small front garden with path leading to the front door and space for bin storage. There is on street parking available. The rear garden is enclosed by fencing and a wall and is mainly laid to lawn with a path leading to the rear. There is gated side access. At the rear of the garden is a storage building which requires some attention. The rear can

be accessed via a car and neighbouring properties have created parking or built garages within this space.

Area insight

Rodbourne is a popular residential area with easy it's own range of local amenities within easy reach and the Designer Outlet Swindon is just 5 minutes walk away. The other side of the Outlet is the town centre with further amenities including the train station with regular direct trains to London in less than an hour.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

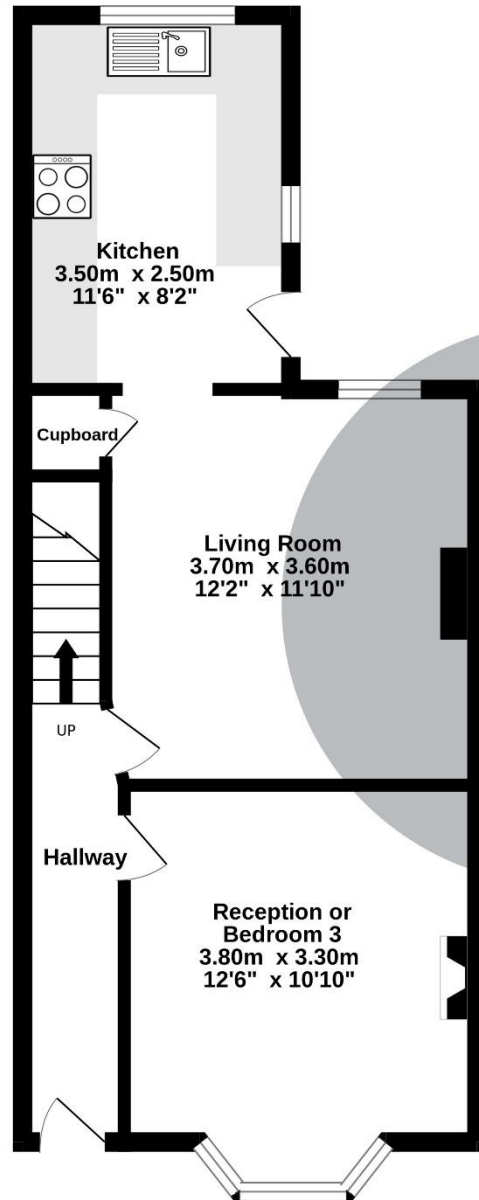
Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

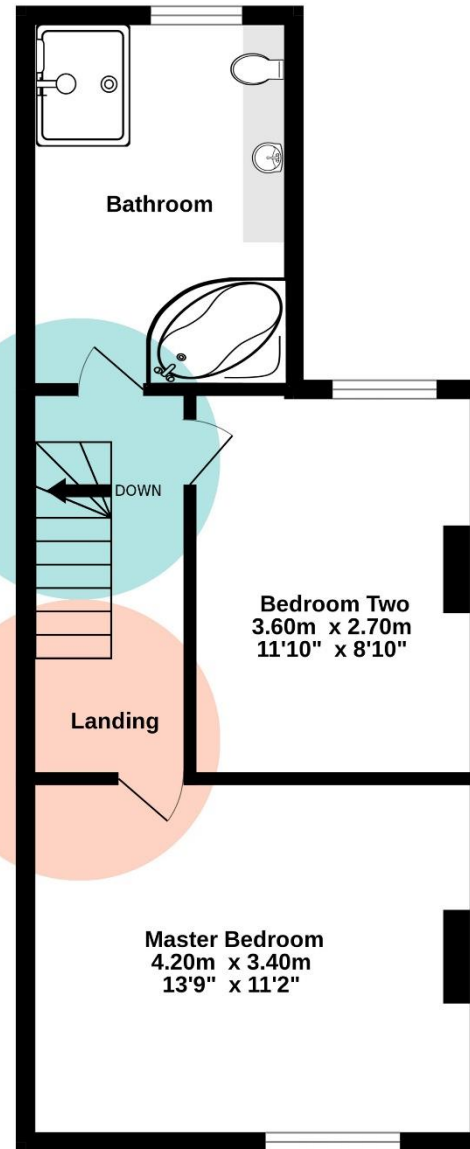
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GROUND FLOOR



1ST 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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