

CHURCHWARD AVENUE

Rodbourne Cheney, Swindon, SN2 1NH

PRIMARY
HOMES & LETTINGS

Churchward Avenue, Rodbourne Cheney, Swindon SN2 1NH

- EXTENDED Semi Detached House
- Three Bedrooms
- 121ft SOUTH Facing Rear Garden
- 20ft Outdoor Office/Games Room
- 21ft Lounge/Diner
- Modern Kitchen/Breakfast
- Utility Room
- Downstairs Cloakroom
- Driveway Parking
- Excellent Location

Guide Price £325,000









We are delighted to offer this well presented three bedroom EXTENDED semi detached house, which has been tastefully modernised by the current owners to create a stylish family property. Situated in the popular residential area of Rodbourne Cheney, within easy access to local amenities, schools and town centre. The accommodation comprises of entrance hallway, cloakroom, spacious lounge/diner, modern kitchen/breakfast, utility room, three bedrooms and family bathroom. Externally, the property boasts a impressive enclosed south facing rear garden, offering an excellent space for both entertaining and family enjoyment. Features include an outdoor kitchen beneath a pergola, a versatile outbuilding ideal for use as a home office or games room, together with a large garden shed. To the front, there is a driveway providing off road parking, with further potential to extend. Additional benefits include gas central heating and uPVC double glazing. Must be viewed.

Entrance Hallway
Stairs to first floor. Understairs cupboard. Tiled flooring. Radiator.

Cloakroom
Obscured uPVC window to side elevation. White suite comprising of wash hand basin and low level W.C. Part tiled walls. Vinyl flooring.

Utility Room
uPVC window to side elevation. Base unit with worktop over. Stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Solid wood flooring. Inset ceiling lights.

Lounge/Diner
uPVC bay window to front elevation. Featured fireplace. Storage cupboards. Solid wood flooring. Radiator.

Kitchen/Breakfast
Bi-fold doors leading to rear garden. Matching wall and base units with worktops over. Breakfast bar. Belfast sink with drainer. Built in single oven. Induction hob with extractor hood over. Integral dishwasher. Space for fridge/freezer. Inset ceiling lights. Solid wood flooring. Vertical radiator.

Landing
uPVC window to side elevation. Loft access (fully boarded).

Bedroom One
uPVC window to rear elevation. Radiator.

Bedroom Two
uPVC bay window to front elevation.

Bedroom Three
uPVC window to front elevation. Radiator.

Bathroom
Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Vertical radiator.

Front
Driveway parking. Laid to lawn. Door to rear garden.

Rear Garden
South facing. Fully enclosed by timber fencing. Mostly laid to lawn with decking area and outdoor kitchen with pergola. Large timber shed. Paved path leading to outbuilding. Door to front.

Outbuilding
uPVC door. Two windows to front. Light and power.

Tenure
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

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.

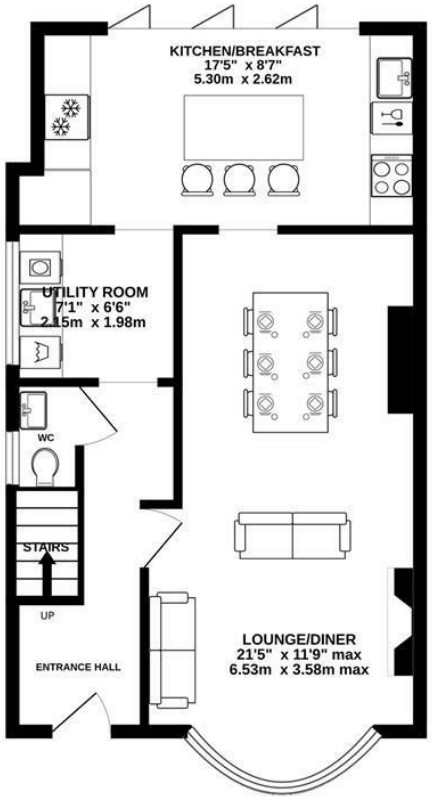
Money Laundering
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



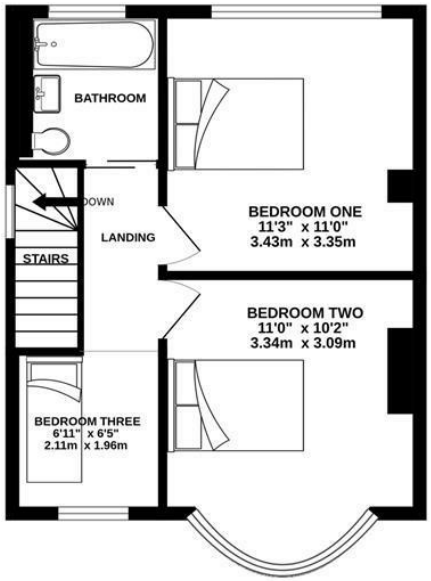




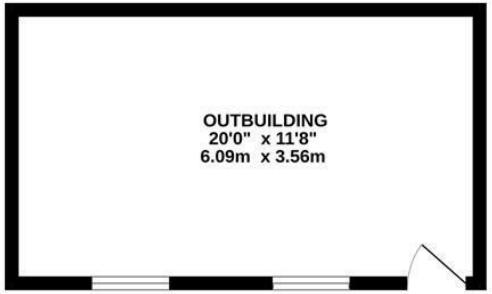
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



OUTBUILDING
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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