



HAWKINS STREET

Rodbourn, Swindon, Wiltshire SN2 2AQ

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- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Extended End Terrace House
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- Living Room
- Open Plan Kitchen/Diner
- Bathroom
- Enclosed Rear Garden (South Facing)
- Gas Central Heating
- Excellent Location

Chain Free £215,000



***** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ***** We are delighted to offer this two DOUBLE bedroom extended end terrace house being sold with NO ONWARD CHAIN. The spacious accommodation comprises of living room, open plan kitchen/diner, bathroom and two bedrooms. Property also benefits from an enclosed rear garden, gas central heating and uPVC double glazing. Located in the heart of Rodbourne, within walking distance to all local amenities, schools, Designer Outlet Village and town centre. Viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Radiator.

Living Room

uPVC window to front elevation. Radiator.

Dining Area

uPVC window to side elevation. Understairs cupboard. Radiator. Opening to kitchen.

Kitchen

uPVC window and door to rear garden. Skylight. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over and pedestal wash hand basin. Extractor fan. Part tiled walls. Tiled flooring. Radiator.

W.C

Obscured uPVC window to side elevation. Low level W.C. Tiled flooring.

Landing

Loft access.

Bedroom One

uPVC window to rear and side elevation. Cupboard housing boiler. Featured fireplace.

Bedroom Two

uPVC window to front elevation. Built in wardrobe. Featured fireplace. Radiator.

Front

Enclosed by stone wall. Gated access to rear garden.

Rear Garden

Enclosed by timber fencing. Steps leading to mature shrub borders with space for timber shed. Gated access to front.

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

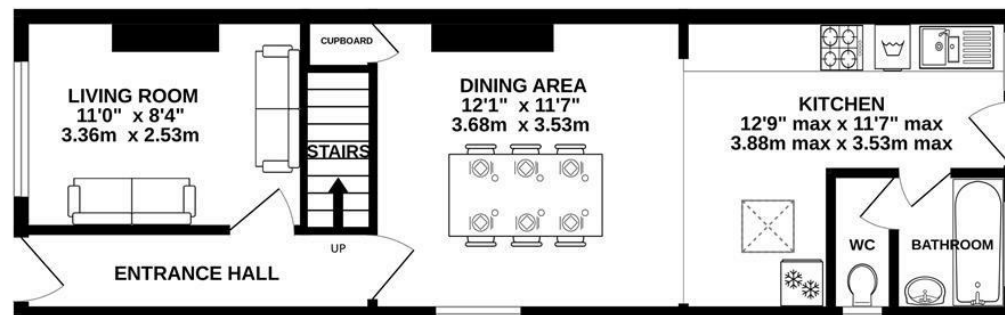
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

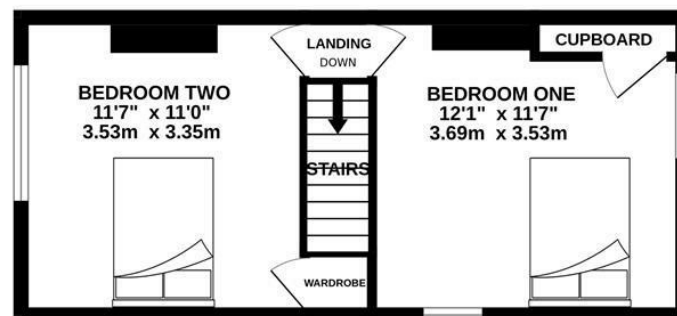
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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