



GEORGE STREET

Rodbourn, Swindon, Wiltshire SN1 5HE

George Street, Rodbourne, Swindon SN1 5HE

- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- Mid Terrace House
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- Gas Central Heating
- Low Maintenance Rear Garden
- Good Location
- Modern Kitchen
- Lean To/Utility Room
- LEASEHOLD 999 YEARS WITH 865 YEARS REMAINING - NO GROUND RENT TO PAY

Guide Price £190,000



**** IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY ****

We are pleased to offer this well presented two DOUBLE bedroom mid terrace house being sold with NO ONWARD CHAIN. The accommodation comprises of entrance porch, living room, dining area, kitchen, bathroom, lean to/utility and two bedrooms. Property also benefits from an enclosed rear garden and gas central heating. Located in the popular area of Rodbourne within walking distance to The Designer Outlet Village, town centre and railway station. An early viewing is highly recommended.

Entrance Porch

Door to living room.

Living Room

uPVC window to front elevation. Built in cupboard and shelving. Laminate flooring. Wall lights. Radiator.

Dining Area

Window to lean to/utility room. Stairs to first floor. Laminate flooring. Wall lights. Radiator.

Kitchen

Window to lean to/utility room. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for dishwasher. Part tiled walls. Tiled flooring. Inset ceiling lights.

Rear Lobby

Door to lean to/utility room. Space for fridge/freezer. Tiled flooring.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, built in wash hand basin with cupboard under and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

Lean To/Utility Room

uPVC door to rear garden. Space and plumbing for washing machine and tumble dryer.

Landing

Laminate flooring.

Bedroom One

Two uPVC windows to front elevation. Loft access. Laminate flooring. Radiator.

Bedroom Two

uPVC window to rear elevation. Built in wardrobes. Airing cupboard. Laminate flooring. Radiator.

Front

Brick wall with path leading to front door.

Rear Garden

Enclosed by mature hedging and timber fencing. Decking area. Gravelled path leading to timber shed and gated rear access.

Leasehold

999 year lease with 865 years remaining. No ground rent to pay.

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 Daniel on (01793) 616617. Home visits available.

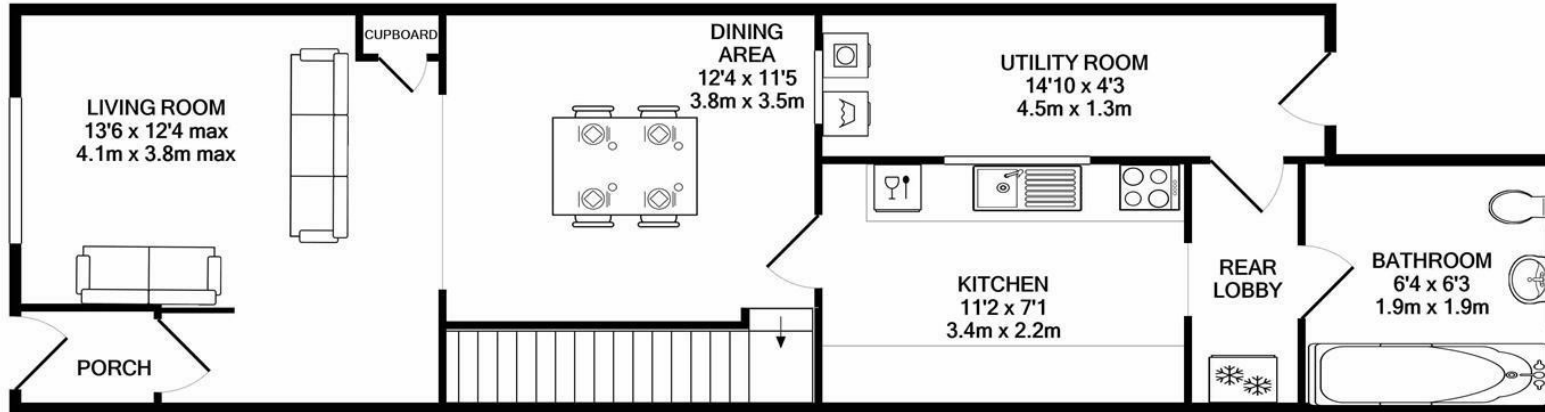
Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

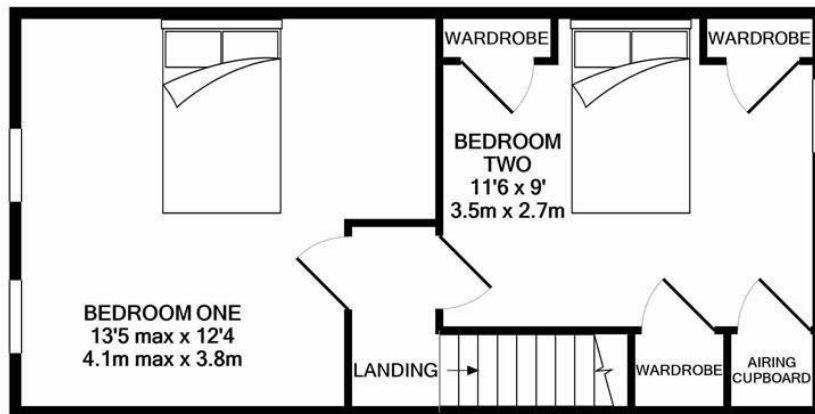
Photographs

Please note that photos were taken prior to the current tenants moving into the property.





GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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