



79 Jennings Street, Rodbourne, Swindon, Wilts, SN2 2BD  
£220,000

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Swindon Homes are pleased to market this extended, three bedroom, end-terraced property situated in Rodbourne, Swindon.

The accommodation comprises; entrance hall, large lounge / diner, separate dining area / family area, kitchen, down stairs bathroom; upstairs two double bedrooms, a large single plus an attic room with access by connected ladder. The property is in need of some modernisation throughout.

Further benefits include gas central heating, uPVC windows and some doors, an enclosed rear garden, a large double garage with one parking space to its front.

The property is close to local shops, schools and Swindon Designer Outlet with the town centre and railway station a short distance away. This house is perfect for first time buyers for a growing family!

#### **Front Garden**

Iron gate into paved garden , garden wall surround.

#### **Entrance Hall**

**12'1" x 2'7" (3.7m x 0.8m)**

Door into hallway, stairs to first floor., glazed door to lounge, laminate floor,

#### **Large Lounge / Diner**

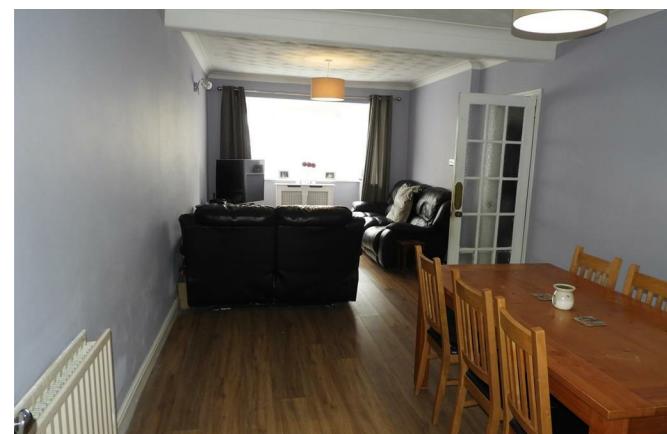
**25'7" x 10'5" (7.8m x 3.2m)**

Double glazed bay window to front aspect, two radiators. door to second dining room / play room. laminate floor.

#### **Separate Dining Area**

**10'5" x 8'6" (3.2m x 2.6m)**

uPVC half glazed door to garden, skylight, archway to dining area, under stairs storage cupboard, tiled floor, archway to kitchen.





### **Kitchen**

**12'5" x 8'2" (3.78m x 2.49m)**

uPVC window to side aspect, radiator. A selection of units at both eye and base level, matching work surfaces and part tiled walls, single bowl stainless steel sink unit with mixed tap over, standalone six burner gas cooker, space and plumbing for dish washer, space for fridge / freezer, tiled floor, door to utility area.

### **utility area**

**2'7" x 2'7" (0.8m x 0.8)**

Space and plumbing for washing machine, space for tumble dryer., sliding door to bathroom.

### **Bathroom**

**5'2" x 8'2" (1.6m x 2.5m)**

uPVC opaque window to rear aspect. A white bathroom suite comprising panelled bath, low level WC and pedestal wash basin, radiator, part tiled walls, walk in shower. tiled floor.

### **Stairs to first floor.**

From hallway stairs to first floor landing, doors to all bedrooms, access to loft room via attached ladder.

### **Bedroom Three**

**8'6" x 9'11" (2.6m x 3.04m)**

uPVC window to rear aspect, new radiator, cupboard housing one year old Glow Worm combi boiler.

### **Bedroom Two**

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

uPVC window to rear aspect, radiator.

### **Bedroom One**

**13'5" x 11'5" (4.1m x 3.5m)**

uPVC window to front aspect, radiator, laminate flooring, built in storage cupboard.

### **Rear Garden**

**approx 20'4" x 4'7" m into 54'5" x 18'0" (approx 6.2m x 1.4 m into 16.6m x 5.5)**

From back door path to side of property [ out side tap] then path via centre of garden to the patio borders to side, patio to front of garage, half glazed single and double doors to garage.,

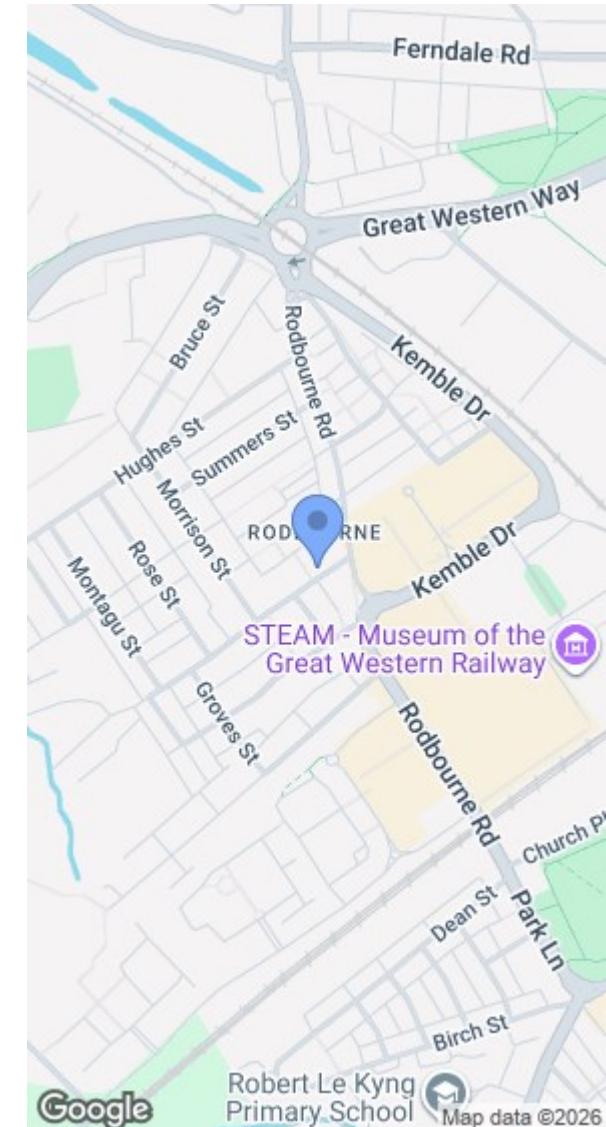
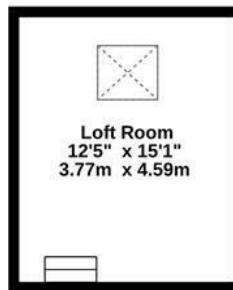
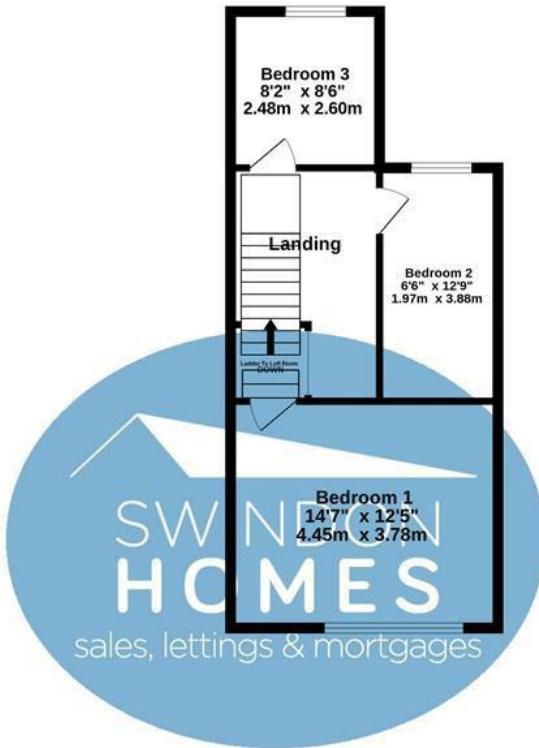
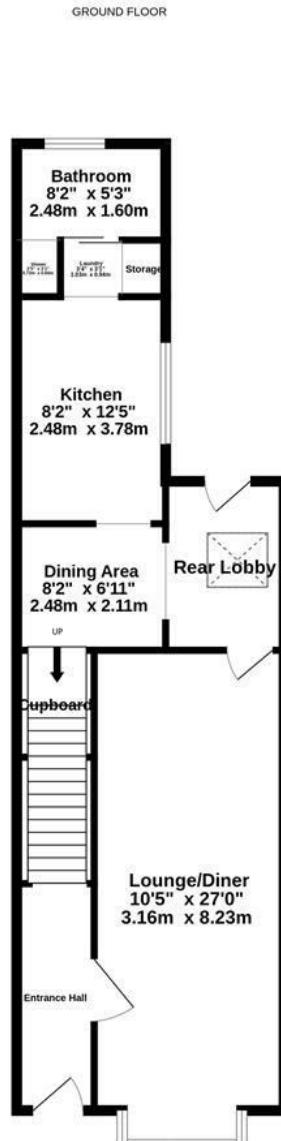
### **Double Garage**

**approx 22'11" x 18'0" (approx 7' x 5.5')**

Double garage with up and over door and side door to front, same to rear. One car parking space to front of garage.







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 and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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