









82 Montagu Street, Rodbourne, Swindon, SN2 2HW

## Offers Over £260,000 Freehold

\*\*\*Star Buy\*\*\* BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME, WELL SITUATED IN THE POPULAR AREA OF RODBOURNE AND BENEFITTING FROM A FANTASTIC RANGE OF AMENITIES WITHIN EASY WALKING DISTANCE. THE PROPERTY IS WELL MAINTAINED BY THE CURRENT LONG TERM OWNER AND OFFERS FLEXIBLE SPACE ACROSS THREE LEVELS. THE PROPERTY ENJOYS A CHARMING BAY-FRONTED LIVING ROOM TO FRONT ASPECT, DINING ROOM WITH ORIGINAL FEATURE FIREPLACE LEADING TO A WELL APPOINTED GALLEY STYLE KITCHEN. UPSTAIRS THE ACCOMMODATION HAS THREE DOUBLE BEDROOMS, TWO ON THE FIRST FLOOR AND A THIRD IN THE CONVERTED ATTIC. THERE IS A MODERN THREE PIECE FAMILY BATHROOM INCLUDING A BATH TUB WITH SHOWER OVER ALONG WITH A SEPARATE STUDY AREA.

OUTSIDE THE PROPERTY HAS A STUNNING MATURE GARDEN WITH MAIN AREA LAID TO LAWN WITH A TIMBER DECK TERRACE, ENCLOSED BY FENCING WITH GATED PEDESTRIAN ACCESS. ON STREET PARKING IS AVAILABLE WITHOUT PERMIT, THE REAR GARDEN COULD ALSO BE RETRACTED TO PROVIDE PRIVATE PARKING.

#### Situation

Rodbourne is a very well established residential area, well situated within striking distance to the ever popular McArthurGlen Designer Outlet and Swindon Town Centre boasting a superb range of shops, supermarkets, restaurants and leisure facilities. Rodbourne also provides easy access to the A419, a420 and Junction 16 of the M4.

- NO ONWARD CHAIN
- PERIOD PROPERTY
- BAY FRONTED LIVING ROOM
- ORIGINAL FIREPLACE FEATURE
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- STUDY
- MATURE REAR GARDEN
- POTENTUAL OFF ROAD PARKING
- FITTED MODERN KITCHEN

Council Tax Band: B

#### **Viewing Arrangements**

For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com.



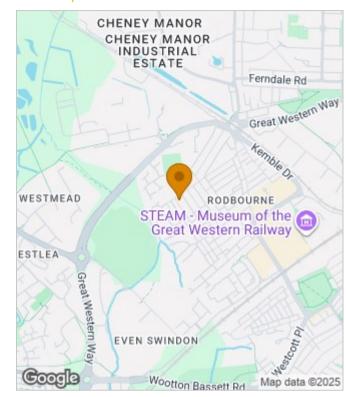




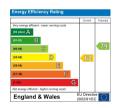
## Floor Plans

# GROUND FLOOR 392 sq.ft. (36.4 sq.m.) approx. 1ST FLOOR 386 sq.ft. (35.9 sq.m.) approx. BATHROOM 8'4" x 5'11" 2.54m x 1.80m BEDROOM 15'0" x 13'1" 4.56m x 3.98m KITCHEN 11'4" x 8'6" STUDY 8'4" x 5'3" 2.54m x 1.60m BEDROOM 11'0" x 8'4" 3.36m x 2.54m SITTING ROOM 11'10" x 10'7" 3.60m x 3.22m BEDROOM 14'0" x 10'3" 4.26m x 3.12m TOTAL FLOOR AREA: 961 sq.ft. (89.2 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, comes and any other terms are approximate and to responsibility to taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Methops 60205

#### Area Map



## **Energy Performance Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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