



82 Montagu Street, Rodbourne, Swindon, SN2 2HW

Offers Over £260,000 Freehold







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\*\*\*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
- POTENTIAL OFF ROAD PARKING
- FITTED MODERN KITCHEN

Council Tax Band: B

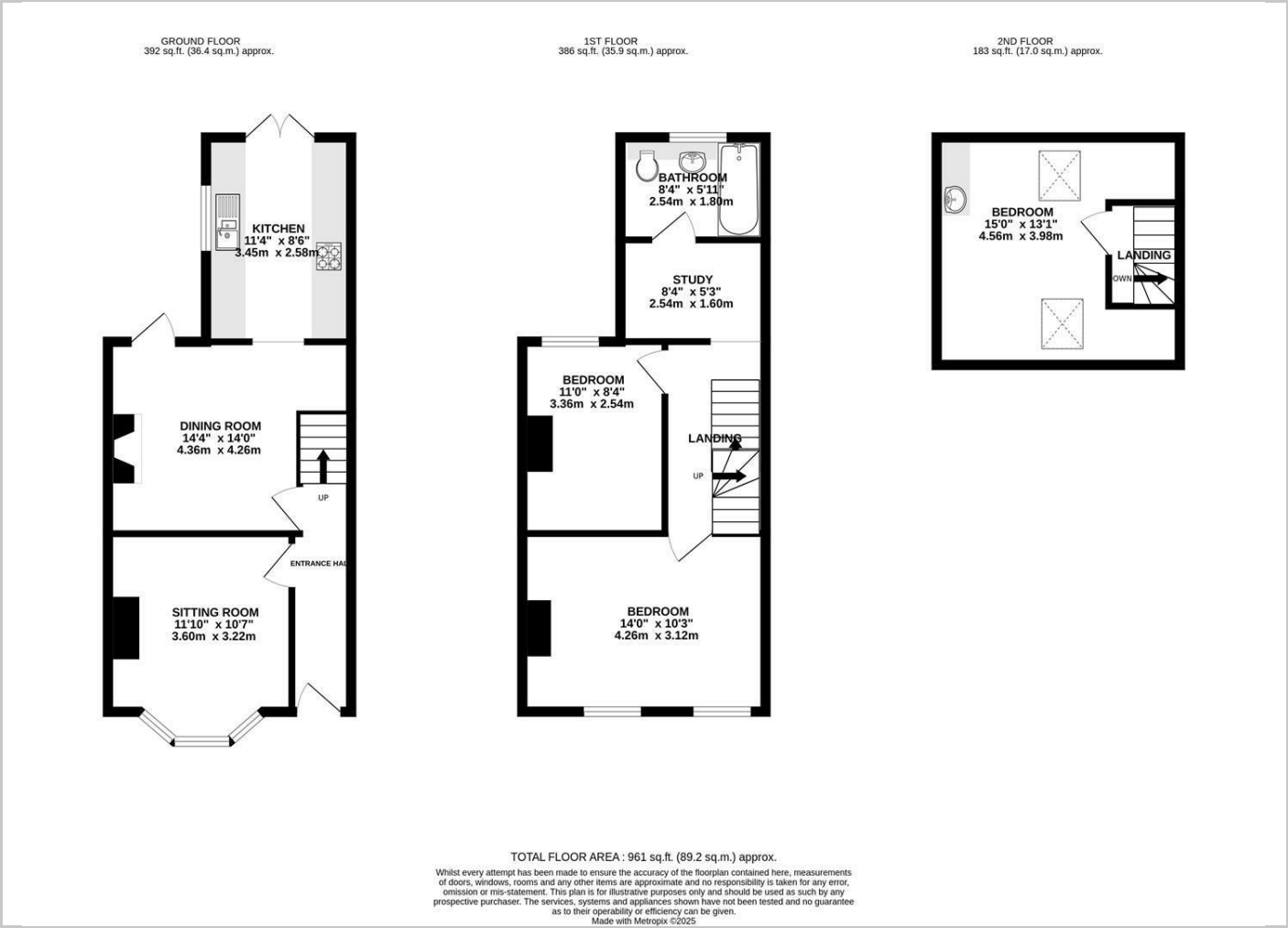
## Viewing Arrangements

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

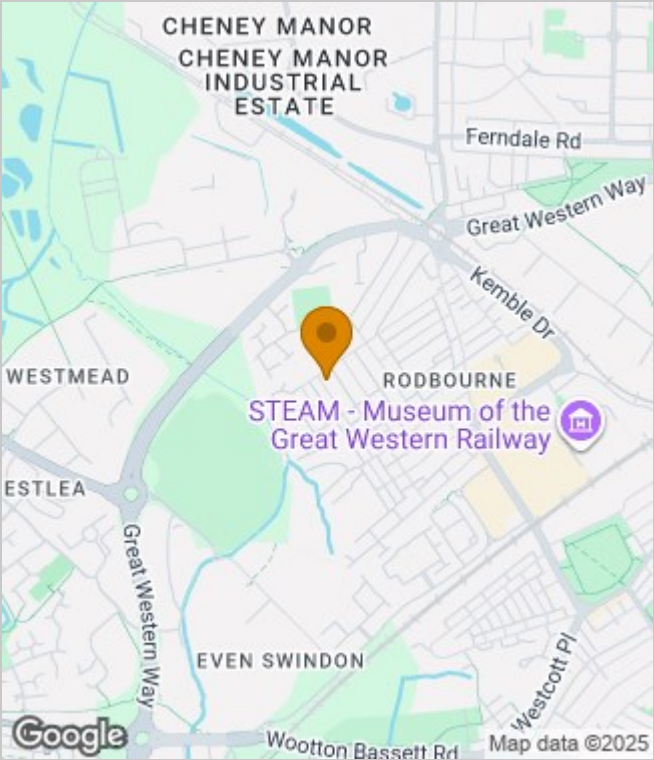




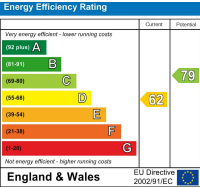
Floor Plans



Area Map



Energy Performance Graph



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