



88 Montagu Street, Rodbourne, Swindon, SN2 2HW

Offers Over £265,000 Freehold



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**\*\*New Instruction\*\*** A SUPERB THREE BEDROOM FAMILY HOME, WELL SITUATED IN THE POPULAR AREA OF RODBOURNE AND BENEFITTING FROM SPACIOUS OPEN PLAN LIVING ACCOMMODATION AND A STUNNING RE-FITTED AND EXTENDED KITCHEN/FAMILY ROOM. THIS PERIOD HOME HAS BEEN BEAUTIFULLY REFURBISHED BY THE CURRENT OWNER AND OFFERS THREE GOOD SIZE BEDROOMS, A CONTEMPORARY FIRST FLOOR BATHROOM WITH WALK-IN SHOWER AND SEPARATE BATH, GOOD SIZE LOUNGE/DINER AS WELL AS THE KITCHEN/FAMILY ROOM AND A CLOAKROOM. THE DELIGHTFUL REAR GARDEN IS FULLY ENCLOSED WITH ARTIFICIAL GRASS AND A LARGE PATIO/SUN TERRACE AND LEADS TO A LARGE GARAGE WITH ELECTRIC ROLLER DOOR. THIS PROPERTY IS FREEHOLD.

DON'T MISS THE CHANCE OF MAKING THIS STUNNING HOME YOUR OWN.



## Situation

Rodbourne is a popular residential area close to local amenities including shops, supermarkets, hairdressers, dentist, doctors and good primary and secondary schools. The McArthur Glen Designer Outlet is within easy reach and Swindon town centre is approx 2 miles distant with its range of shopping and leisure facilities and mainline railway station with service to London, Paddington in 55 minutes. Junction 16 of the M4 is approx 4 miles distant.

- EXTENDED PERIOD HOME
- STUNNING OPEN PLAN LIVING SPACE
- LARGE GARAGE
- THREE BEDROOMS
- FIRST FLOOR FOUR PIECE BATHROOM
- GROUND FLOOR CLOAKROOM
- DELIGHTFUL GARDEN
- STUNNING KITCHEN
- GAS CENTRAL HEATING
- FREEHOLD

Council Tax Band: B

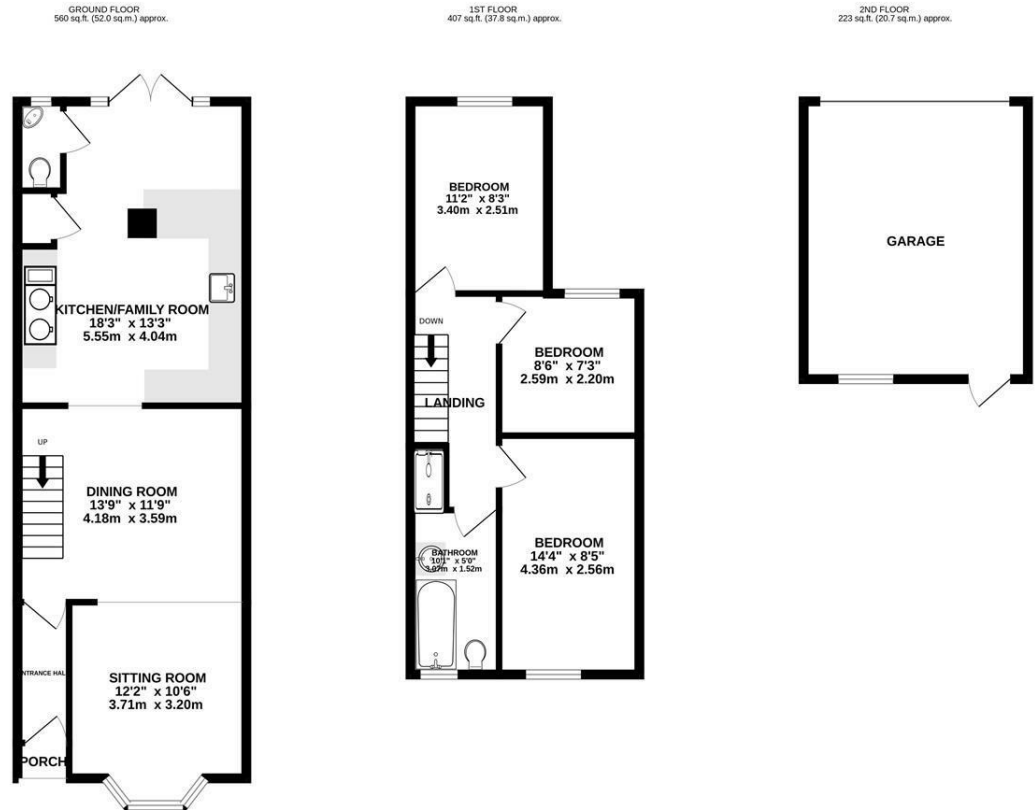
## Viewing Arrangements

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





## Floor Plans



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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## Area Map



## Energy Performance Graph

