



**GEORGE STREET**  
Rodbourne, 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
- Modern Kitchen
- Low Maintenance Rear Garden
- Gas Central Heating
- Lean To/Utility Room
- Good Location

**Guide Price £190,000**



\*\*\* GUIDE PRICE £190,000 - £200,000 \*\*\* 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.

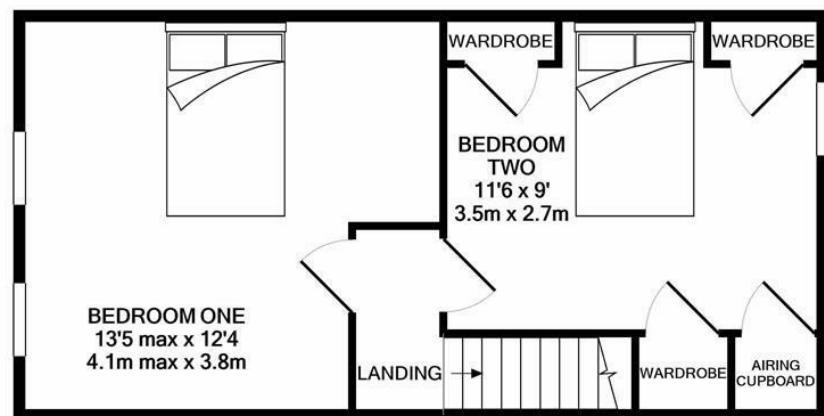
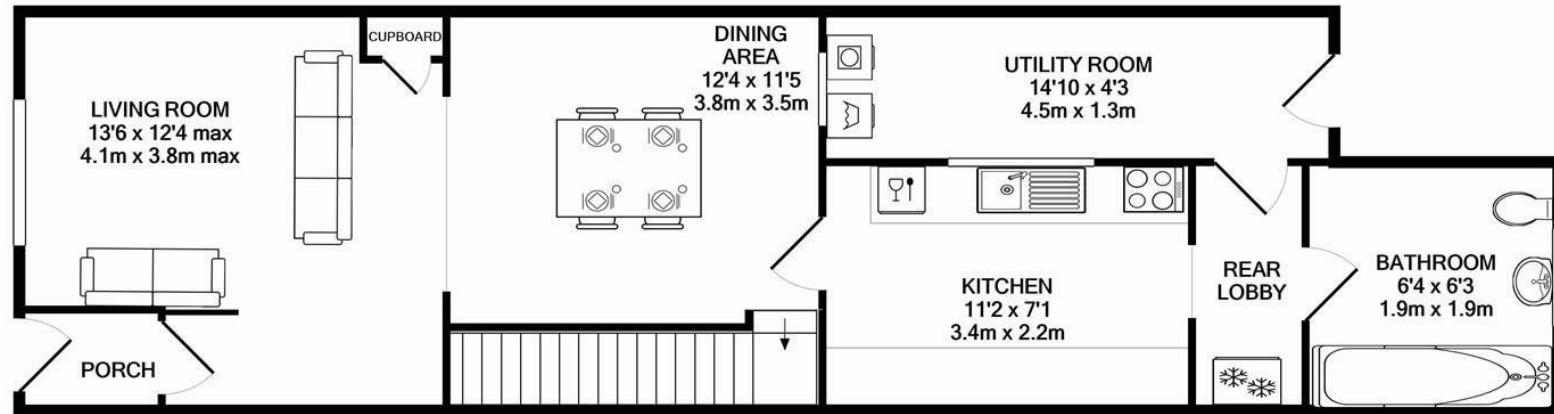
#### **Money Laundering**

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.





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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