SURREY ROAD

Rodbourne Cheney, Swindon, SN2 1LX

PRIMARY
HOMES & LETTINGS

Surrey Road, Rodbourne Cheney, Swindon SN2 1LX

- NO ONWARD CHAIN
- End Terrace House
- Two DOUBLE Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Driveway Parking For Two Vehicles
- Enclosed Rear Garden
- Two Reception Rooms
- Kitchen
- Upstairs Bathroom
- Excellent Location

Offers Over £220,000

*** NO ONWARD CHAIN *** We are delighted to offer this spacious two DOUBLE bedroom end terrace house with POTENTIAL TO EXTEND (subject to planning permission). Located in the popular area of Rodbourne Cheney within easy access to all local amenities, schools, town centre and railway station. The accommodation comprises of entrance hallway, dining room, living room, kitchen, two bedrooms and bathroom. Property also benefits from driveway parking for two vehicles, good size rear garden and gas central heating. An early viewing is highly recommended.

Entrance Hallway
Stairs to first floor. Laminate flooring. Radiator.

Dining Room
uPVC bay window to front elevation. Gas fireplace with mantle over. Radiator.

Living Room
uPVC window to rear elevation. Understairs cupboard. Gas fireplace with mantle over. Laminate flooring. Radiator.

Kitchen
uPVC window to side and rear elevation. uPVC door to side. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Built in single oven. Induction hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer and tumble dryer. Part tiled walls. Tiled flooring. Radiator.

Landing
uPVC window to side elevation. Loft access.

Bedroom One
uPVC bay window and one further uPVC window to front elevation. Radiator.

Bedroom Two
uPVC window to rear elevation. Radiator.

Bathroom
Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Fully tiled walls. Tiled flooring. Radiator.

Front
Driveway parking for two vehicles. Stepping stones leading to storm porch. Gated access to rear garden.

Rear Garden
Enclosed by timber fencing and stone wall. Paved patio with path leading to further raised seating area, timber shed and gated rear access. Laid to lawn. Mature shrub borders with tree. Outside tap.

Tenure
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

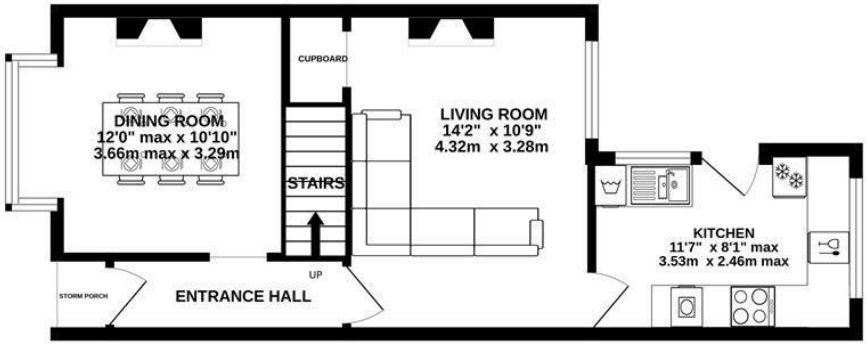
Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

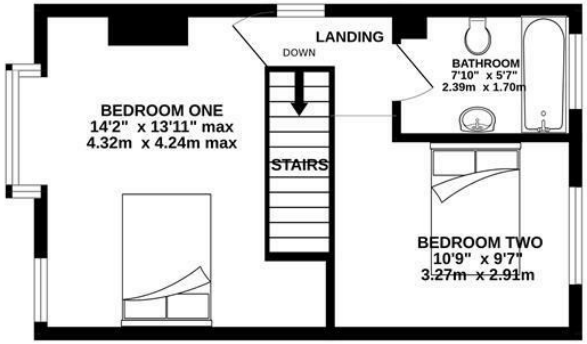
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

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.

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

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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01793 641641
101 Commercial Road, Swindon, SN1 5PL
info@primaryhomesandlettings.co.uk
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