



Raybrook Park, Rodbourne, Swindon
Guide Price £240,000

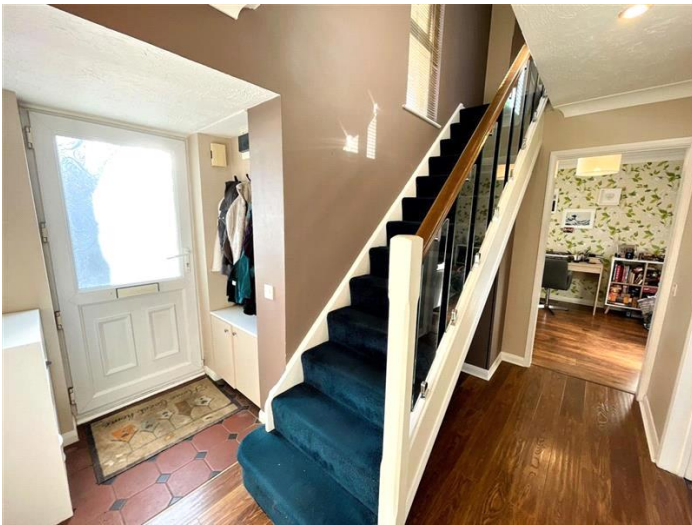
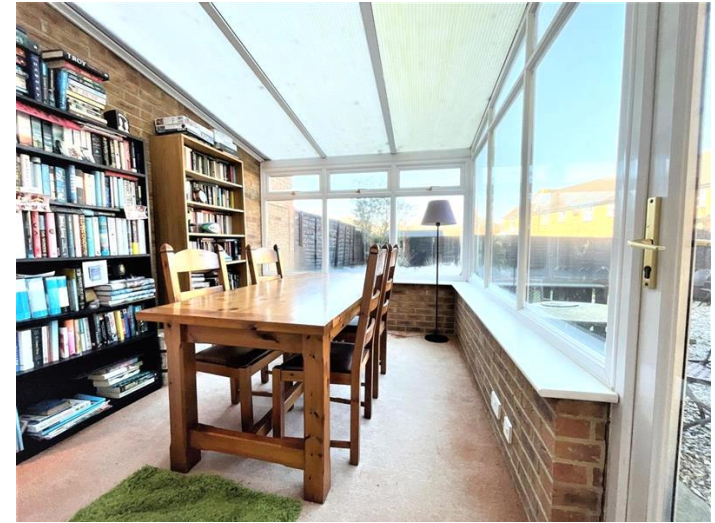
2 Double Bedrooms, Spacious Conservatory, Kitchen/Breakfast Room, Corner Plot Gardens, Driveway &

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event - Sunday 16th January 2022. However, please contact us to register your details for any cancellations we may receive in the meantime! Thank you!

PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE!

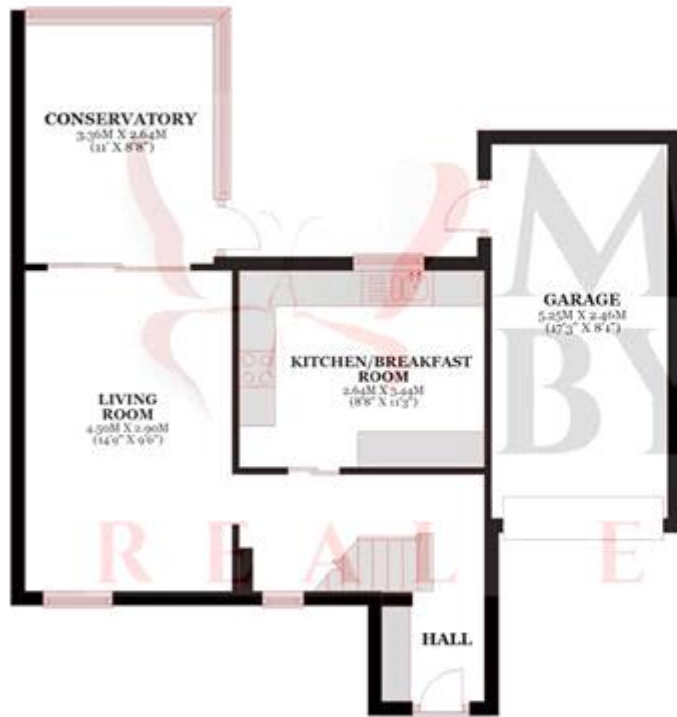
MILES BYRON are delighted to offer 'For Sale' this well presented END OF TERRACE home located within close proximity to the Town Centre, the Designer Outlet Village, the railway station and local college. In addition, this wonderful property also offers great access to major road links such as Junction 16 of the M4 Motorway. This property is also 'one of a kind' as the living accommodation in general is more spacious and positioned on a larger CORNER PLOT than a majority of the properties within the same development. You will also find there is an extra benefit of a garage (measuring approximately 17' X 8') and driveway parking for c.2 vehicles. The property also offers extension potential (subject to relevant planning permission). To fully appreciate this wonderful home/property, we would highly recommend you arrange and confirm your viewing as soon as possible!

Tenure: Freehold

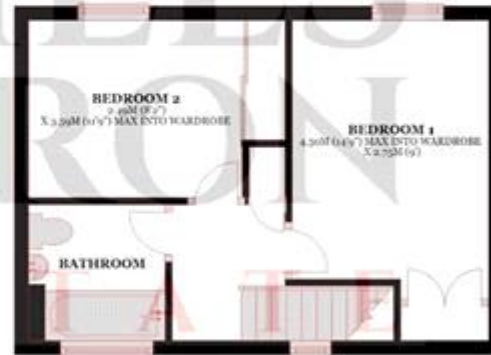


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
APPROX. 40.3 SQ. METRES (434.0 SQ. FEET)



FIRST FLOOR
APPROX. 29.0 SQ. METRES (311.8 SQ. FEET)



TOTAL AREA: APPROX. 69.3 SQ. METRES (745.9 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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