



Rodbourne Cheney, Swindon
Guide Price £250,000

Re-Furbished Throughout, No Chain, Driveway + Large Garage, Two Separate & Spacious Reception

Property Launch Event Days -
Wednesday 30th March & Saturday
2nd April (Viewing Is Strictly By
Appointment Only).

Please Register Your Details By
Emailing Our Swindon, Old Town
Office. Thank You!

A PERFECT FIRST-TIME/INVESTMENT
PURCHASE * READY TO MOVE INTO!
* FREE OF CHAIN! * RECENTLY RE-
FURBISHED THROUGHOUT *
C.150FT IN LENGTH REAR GARDEN *
GAS RADIATOR CENTRAL HEATING
VIA COMBINATION BOILER * UPVC
DOUBLE GLAZING * RECENTLY
REPLACED ROOF - JANUARY 2022 *
A PARTIAL RE-WIRE WITH THE
LATEST ELECTRICAL CONSUMER
UNIT BEING ADDED (MAKING IT 2022
COMPLIANT WITH TODAY'S
REGULATIONS * ADDITIONAL LOFT
INSULATION HAS ALSO BEEN ADDED
TO THE PROPERTY *

PROPERTY VIDEO TOUR & FLOOR
PLANS COMING SOON!

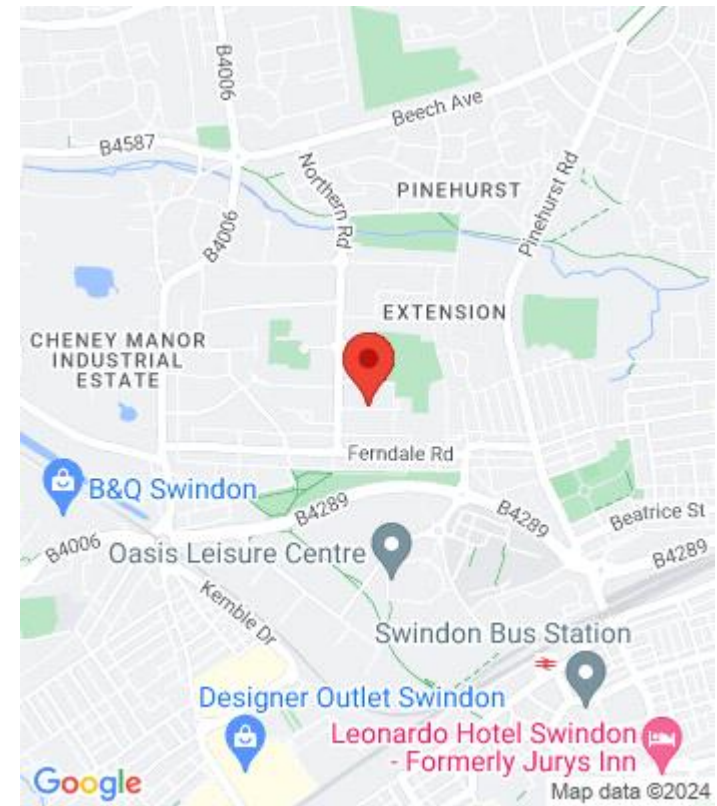
MILES BYRON are delighted to offer
FOR SALE this greatly improved and
wonderfully presented END OF
TERRACE home located along one of
the quieter side roads of the very
favorable Northern Road Area in
Rodbourne Cheney. The impressive &
deceptively spacious accommodation
includes: two separate & spacious
reception rooms and kitchen. To the
first floor there are 2 DOUBLE
BEDROOMS & A BATHROOM. In
addition, the rear bedroom benefits
from far reaching views over the local
playing field. Externally this property
also benefits from having DRIVEWAY
PARKING FOR C.2 VEHICLES to the
front, side access leading from the
driveway to the rear garden and a
larger than average size
GARAGE/WORKSHOP. To fully
appreciate this delightful property, we
would highly recommend confirming

your appointment to view 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			85
(55-68) D		67	
(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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