



**Morris Street, Rodbourne, Swindon**  
**Offers Over £245,000**

\* Popular Location \* Deceptively Spacious Living Accommodation \* Ready To Move Into \* Beautifully Well



\* Property Video Tour - Now Available  
To Download & View Online \*

\* A MUST VIEW HOME! \* TO CONFIRM  
YOUR VIEWING ON THIS  
WONDERFUL PROPERTY, PLEASE  
REGISTER YOUR DETAILS ONLINE  
OR EMAIL OUR SWINDON OFFICE.  
Thank you!

MILES BYRON are delighted to offer  
For Sale, this beautifully presented  
home is located within the very popular  
Rodbourne area of Swindon.  
Positioned within close proximity to the  
Town Centre, a short walk to the  
railway station, the Steam Railway  
Museum & The Designer Outlet  
Village. The living accommodation  
briefly comprises: Entrance Porch, An  
Impressive In Size, 'Open Plan'  
Living/Dining Room Measuring C.22' X  
14', kitchen/breakfast room, lobby area  
and bathroom. To the first floor there  
are 3 Good Size Bedrooms Plus The  
Added Benefit Of A Very Useful Loft  
Room/Space Which In Turn Offers  
Multiple Uses. Externally There Is A  
Fully Enclosed & Low In Maintenance  
Rear Garden & A Large, Detached  
Garage/Workshop With An Electric  
Powered, Remote Controlled Up &  
Over Door.

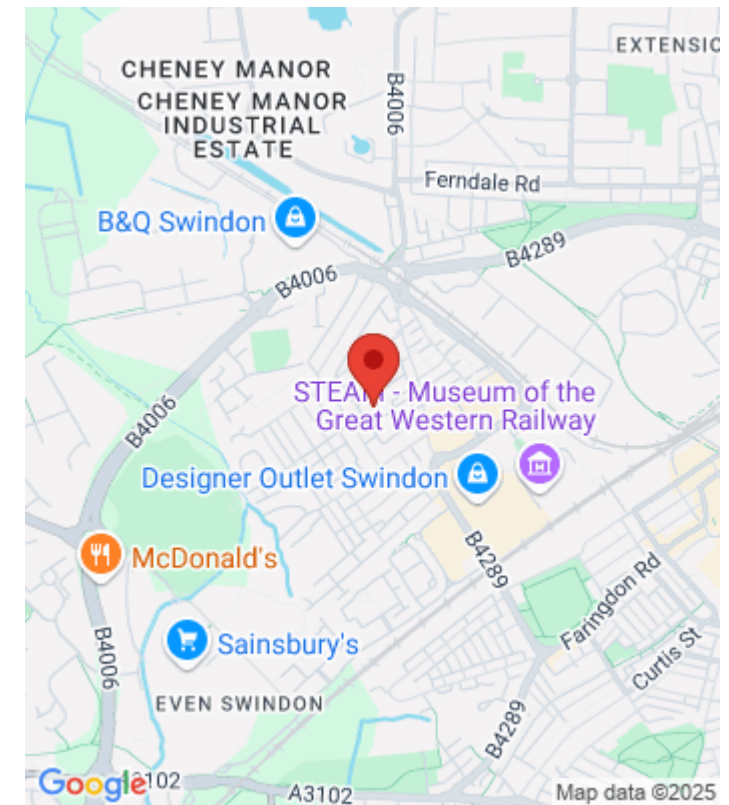
Please Note: The Property  
Owner/Seller Of This Property Have  
Found & Secured A Property To  
Purchase Which In Turn Has No  
Onward Chain!

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

Presented Throughout ~ 3 Generous Size Bedrooms + Loft Room ~ A Larger Than Average Size  
Garage/Workshop \* | Freehold **SOLD**



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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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