



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 *

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

* 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



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.



PLEASE NOTE: OFFICES ARE BY APPOINTMENT ONLY



PLEASE NOTE: OFFICES ARE BY APPOINTMENT ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77

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
 MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com