



**FIRST FLOOR**  
APPROX. 35.1 SQ. METRES (378.2 SQ. FEET)



**Morris Street, Rodbourne, Swindon**  
**Offers Over £215,000**

No Onward Chain, Recently Refurbished, 3 Good Size Bedrooms, Open Plan Living/Dining Room,

\*\*\* C.1000 SQUARE FT / 90 SQUARE METERS OF LIVING SPACE \*\*\* BEING SOLD WITH NO ONWARD CHAIN \* A MUST VIEW FAMILY-SIZED HOME! \* C. 970 SQ FT / 90 SQ METERS OF LIVING SPACE \* MILES BYRON are delighted to offer For Sale, this recently re-furbished & deceptively spacious terraced home which 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 'Ready To Move Into' living accommodation briefly comprises: Entrance Porch, entrance hall, 'Open Plan' Living/Dining Room kitchen/breakfast room, lobby area and a 4-Piece bathroom. To the first floor there are 3 Good Size Bedrooms. Externally There Is A Fully Enclosed Rear Garden + Off Street Parking For C.2 Vehicles. To fully appreciate this delightful property, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

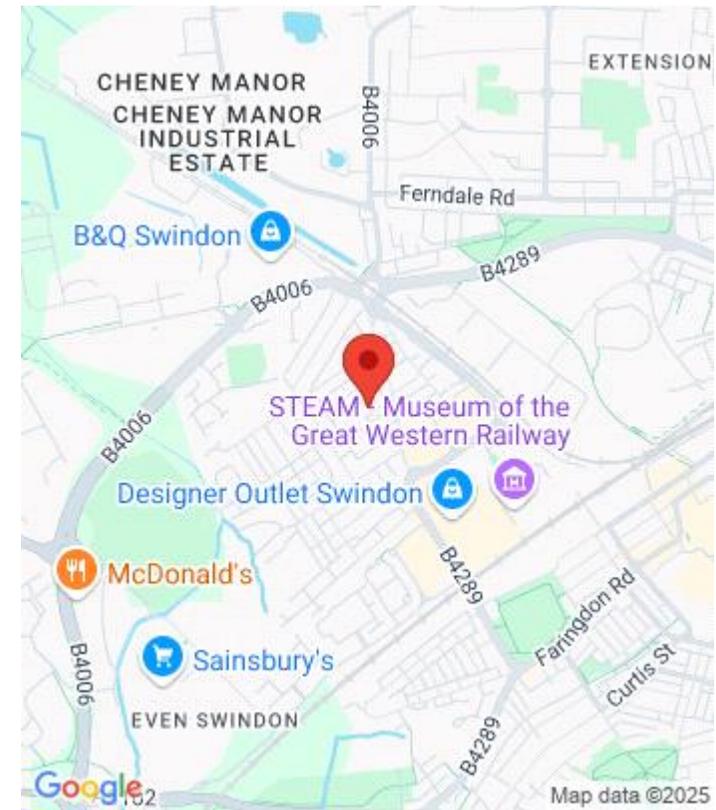
Parking options: Off Street

Garden details: Private Garden

Spacious Kitchen/Breakfast Room, 4-Piece Family Sized Bathroom, Enclosed Rear Garden + Off Street Parking To The Rear Aspect For C.2 Vehicles | 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		
	70	84

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