



**Town Centre / Rodbourne Area**  
**Guide Price £230,000**

\*\*\* C.1000 SQUARE FT / 90 SQUARE METERS OF LIVING SPACE \*\*\* NO ONWARD CHAIN \*\*\* 3

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: WEDNESDAY - 27TH MARCH  
2024 \*\*\* READY TO MOVE INTO! \*\*\*  
C.1000 SQUARE FT / 90 SQUARE  
METERS OF LIVING SPACE \*\*\*  
ATTENTION: ALL FIRST-  
TIME/INVESTMENT BUYERS \*\*\* NO  
ONWARD CHAIN \*\*\* 3 GENEROUS  
SIZE BEDROOMS \*\*\* SPACIOUS  
'OPEN PLAN' LIVING/DINING ROOM  
\*\*\* LARGE, MODERN  
KITCHEN/BREAKFAST ROOM \*\*\* OFF  
STREET PARKING TO THE REAR  
ASPECT \*\*\* CENTRAL LOCATION \*\*\*  
CLOSE PROXIMITY TO AMENITIES \*\*\*  
A SHORT WALK TO THE RAILWAY  
STATION \*\*\* MILES BYRON are  
delighted to offer For Sale this  
deceptively spacious terraced property.  
Located centrally between the Town  
Centre and the Rodbourne area which  
in turn is located within a 'stones throw'  
of Faringdon Park and the Designer  
Outlet Village. Viewing is highly  
recommended!

Tenure: Leasehold (860 years)  
Ground Rent: £0 per year  
Service Charge: £4 per year

GENEROUS SIZE BEDROOMS \*\*\*\*\* SPACIOUS 'OPEN PLAN' LIVING/DINING ROOM \*\*\*\*\* LARGE,  
MODERN KITCHEN/BREAKFAST ROOM \*\*\* OFF STREET PARKING TO THE REAR ASPECT |  
Leasehold





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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