



Morris Street, Rodbourne, Swindon
Guide Price £220,000

2 DOUBLE BEDROOMS + LARGE FIRST FLOOR BATHROOM, AN 'OPEN PLAN' LIVING/DINING ROOM

*** A MUST VIEW HOME ***

*** NO ONWARD CHAIN! ***

*** ENERGY PERFORMANCE
CERTIFICATE (E.P.C.) CURRENT
RATING (C) ***

*** A FORMER 3 BEDROOM HOME
BOASTING: 2 DOUBLE BEDROOMS +
LARGE FIRST FLOOR BATHROOM, A
SPACIOUS 'OPEN PLAN'
LIVING/DINING ROOM MEASURING C.
22' IN LENGTH, A MODERN KITCHEN
WITH DOUBLE uPVC DOUBLE
GLAZED DOORS LEADING TO THE
REAR GARDEN, A FULLY ENCLOSED
REAR GARDEN + OFF STREET
PARKING BEYOND FOR C. 2
VEHICLES ***

The PERFECT first-time/investment purchase - MILES BYRON are delighted to offer For Sale this stylishly presented terraced home located on the outskirts of the Town Centre which can be located within close proximity to amenities including the Designer Outlet Village & the Steam Railway Museum. This delightful home is also within a reasonably short walk to the railway & bus station.

The living accommodation briefly comprises: an open plan living /dining room & kitchen. To the first floor there are two double bedrooms + bathroom. Attributes Include: uPVC double glazing & gas radiator central heating. To fully appreciate this delightful property, we highly recommended confirming your appointment to view as soon as possible!

Tenure: Freehold

Parking options: Off Street

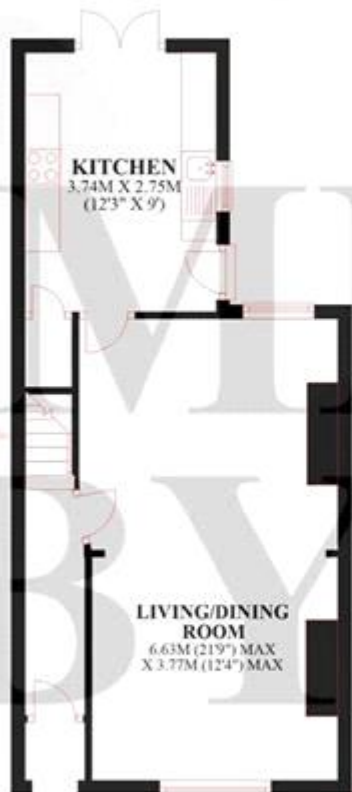
Garden details: Private Garden

MEASURING C. 22' IN LENGTH, A MODERN KITCHEN WITH DOUBLE uPVC DOUBLE DOORS
LEADING TO THE REAR GARDEN, A FULLY ENCLOSED REAR GARDEN + OFF STREET PARKING
BEYOND FOR C.2 CARS | 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.

GROUND FLOOR
APPROX. 40.6 SQ. METRES (437.5 SQ. FEET)

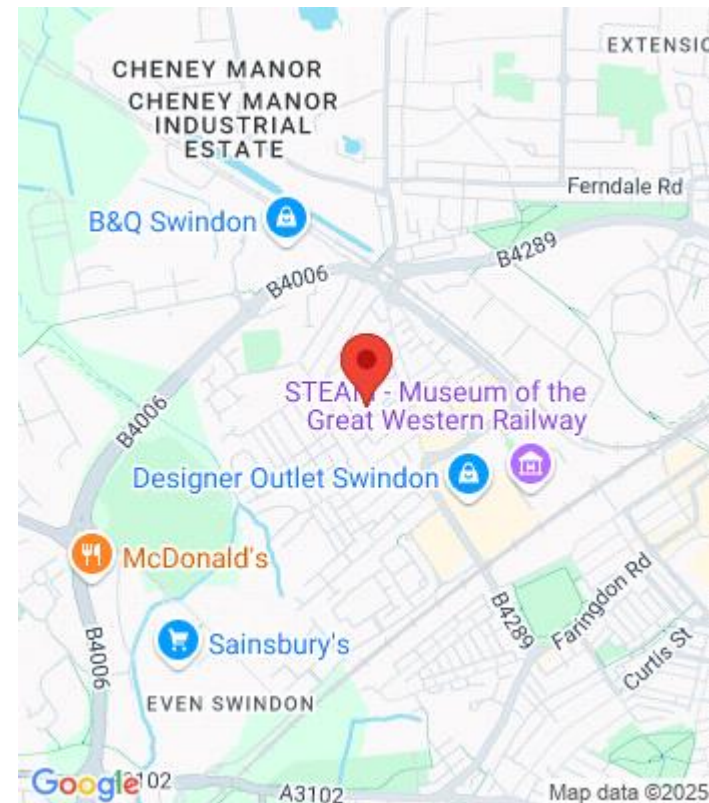


FIRST FLOOR
APPROX. 40.6 SQ. METRES (437.5 SQ. FEET)



TOTAL AREA: APPROX. 81.3 SQ. METRES (874.9 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanIt!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(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.