



Horace Street, Rodbourne, Swindon
Guide Price £170,000

*** NO ONWARD CHAIN *** located on the outskirts of the Town Centre which can be located within close

*** ALL VIEWINGS TO COMMENCE
FROM: MONDAY 5TH FEBRUARY
2024 ***

proximity to amenities and access to the railway station. Boasting 3 Bedrooms & 1wo Separate Reception
Rooms | Freehold **SOLD STC**

The PERFECT first-time/investment purchase - MILES BYRON are delighted to offer For Sale this terraced home located on the outskirts of the Town Centre (Rodbourne) which can be located within close proximity to amenities and access to the railway station.

(C.750 SQ FT / 70 SQ METERS OF LIVING ACCOMMODATION). The deceptively spacious accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, A Spacious Dining Room, Modern Kitchen, & Bathroom. To The First Floor There Are Three Bedrooms (Originally Two Doubles) Externally there is a fully enclosed rear garden. Attributes Include uPVC Double Glazing & Gas Radiator Central Heating.

OFFERED 'FOR SALE' WITH NO ONWARD CHAIN!

Viewing Is Highly Recommended By The Property Sellers/Owners, Sole Agents: MILES BYRON

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.

GROUND FLOOR
APPROX. 41.5 SQ. METRES (446.5 SQ. FEET)



FIRST FLOOR
APPROX. 28.2 SQ. METRES (303.6 SQ. FEET)



TOTAL AREA: APPROX. 69.7 SQ. METRES (750.2 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		87
(69-80)	C		
(55-68)	D	71	
(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.



Viewing by appointment only
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