



Morris Street, Rodbourne, Swindon
Offers Over £225,000

*** 3 BEDROOMS *** GARAGE TO THE REAR ASPECT (MEASURING C.14'9 IN LENGTH X 12'7 IN

*** 3 BEDROOMS *** A LARGE GARAGE CAN BE FOUND TO THE REAR ASPECT (MEASURING C.14'9 IN LENGTH X 12'7 IN WIDTH). AN ATTRACTIVE RED BRICK TERRACED HOME + A SPACIOUS FIRST FLOOR BATHROOM, A SPACIOUS 'OPEN PLAN' LIVING/DINING ROOM MEASURING C. 22' X 13' , KITCHEN + SEPARATE UTILITY ROOM. EXTERNALLY THERE IS A FULLY ENCLOSED & LOW IN MAINTENANCE REAR GARDEN WITH ACCESS INTO THE GARAGE.

The PERFECT first-time/investment purchase - MILES BYRON are delighted to offer For Sale this well presented property 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 short walk to the railway & bus station.

The living accommodation briefly comprises: an open plan living /dining room, kitchen & utility room (with potential to convert into a downstairs W.C. To the first floor there are three bedrooms & a bathroom. Attributes Include: uPVC double glazing & gas radiator central heating. To fully appreciate this delightful property, we would highly recommend confirming your appointment to view as soon as possible!

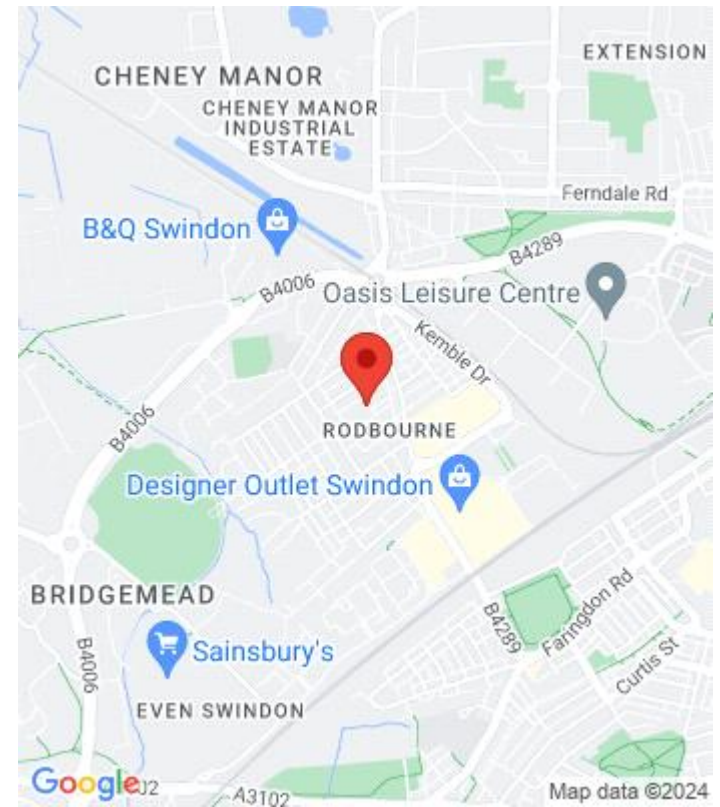
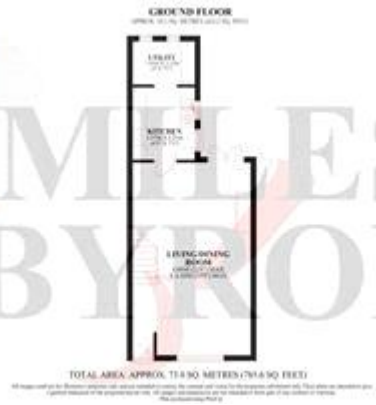
Tenure: Freehold

WIDTH). AN ATTRACTIVE RED BRICK TERRACED HOME + A SPACIOUS FIRST FLOOR BATHROOM, A SPACIOUS LIVING/DINING ROOM MEASURING C.22' X 13' , KITCHEN + SEPARATE UTILITY ROOM

| 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(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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