



Bruce Street, Rodbourne, Swindon
Guide Price £210,000

3 bedroom terraced house for sale | Freehold **SOLD STC**

*** Official Property Launch Event: Saturday 3rd August ***

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! To fully appreciate the POTENTIAL this wonderful home offers, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

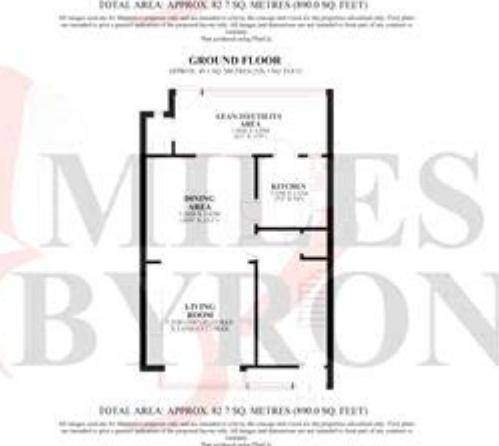
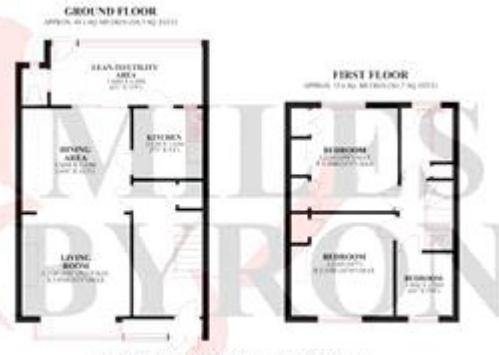
Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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.