



Pasture Close, Rodbourne, Swindon
Guide Price £225,000

THE PERFECT FIRST-TIME / INVESTMENT PURCHASE * 2 DOUBLE BEDROOMS * A MODERN &

*** THE PERFECT FIRST-TIME / INVESTMENT PURCHASE *** 2 DOUBLE BEDROOMS *** A MODERN & STYLISH FIRST FLOOR SHOWER ROOM *** A RECENTLY REFITTED KITCHEN / DINING ROOM *** MILES BYRON are delighted to offer 'For Sale' this well presented & GREATLY IMPROVED END OF TERRACE HOME located within close proximity to the Town Centre, the Designer Outlet Village, the railway station and local college. In addition, this wonderful property also offers great access to major road links such a Junction 16 of the M4 Motorway. It also has the added benefit of having a great size and fully enclosed rear garden + allocated parking for C. 2 vehicles to the front aspect. There is an additional parcel of land beyond the side wall which provides off street parking for an extra vehicle.

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

Tenure: Freehold

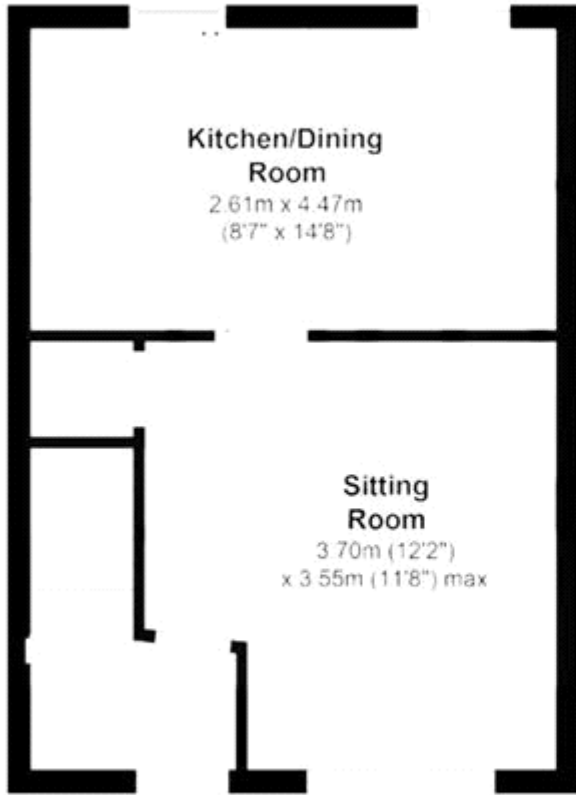
STYLISH FIRST FLOOR SHOWER ROOM " A RECENTLY REFITTED KITCHEN / DINING ROOM " A well presented & GREATLY IMPROVED END OF TERRACE HOME. | Freehold **SOLD STC**



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.

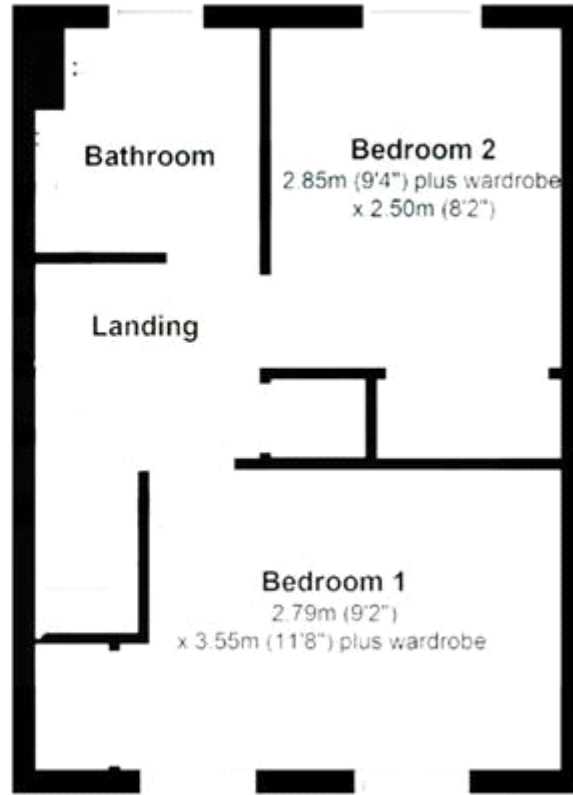
Ground Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	65	
(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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