



## LINSLADE STREET, RODBOURNE, SWINDON

### OFFERS OVER £230,000 Freehold

The perfect first-time or investment purchase \*\*\* Offered For Sale with NO ONWARD CHAIN \*\*\* 3 DOUBLE BEDROOMS \*\*\* A fully enclosed rear garden + a large and newly constructed detached garage with an electric powered door \*\*\* Close proximity to amenities such as Swindon's Designer Outlet Village.

Granted Planning Permission - Application Number: S/HOU/21/1488/EMMI - Erection of a single storey side/rear extension, pitched roof to rear extension and rear dormer window.

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Other attributes include: Recently re-fitted triple glazed windows to the front aspect + gas radiator central heating

\*\*\* Viewing is highly recommended \*\*\*

Council Tax Band: B (Swindon Borough Council)

Tenure: Freehold

Parking options: Garage

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

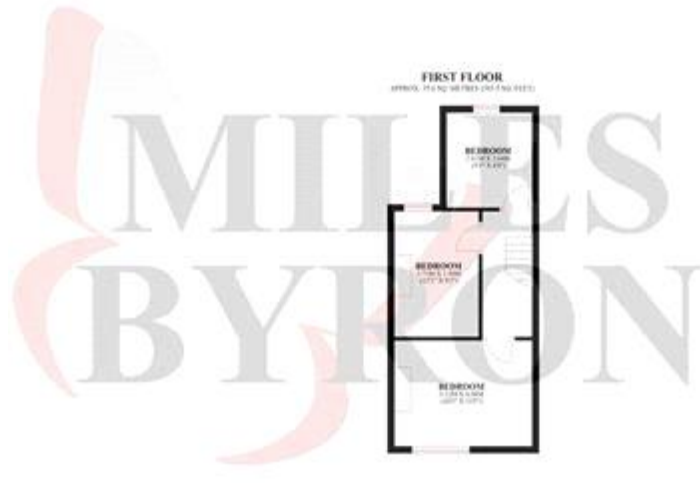
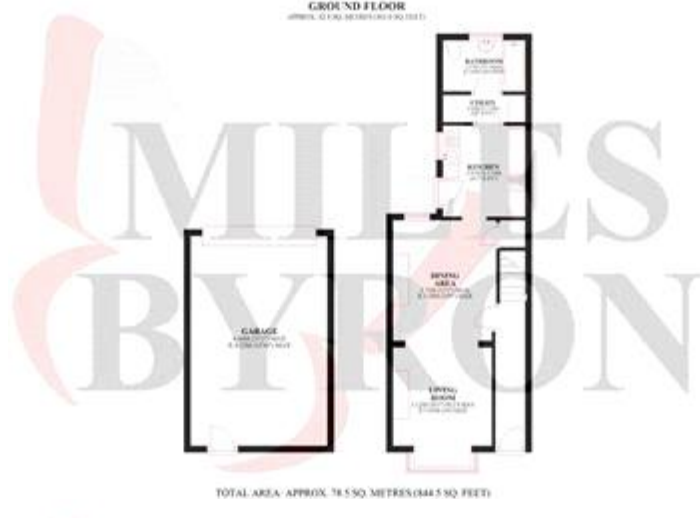
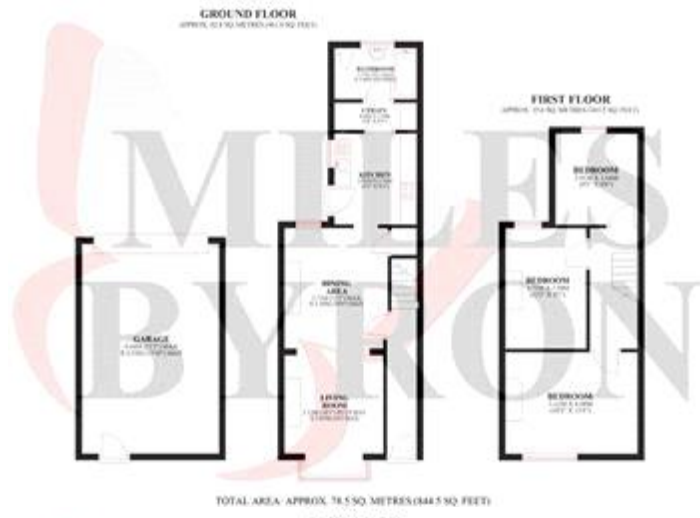
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
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.



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/fixings 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.