



PASTURE CLOSE, RODBOURNE, SWINDON

SOLD STC

OFFERS OVER £270,000 Freehold

*** THE PERFECT FIRST-TIME OR FAMILY HOME *** NO
ONWARD CHAIN *** ATTRIBUTES: INCLUDE: DOWNSTAIRS
W.C., KITCHEN/BREAKFAST ROOM, LIVING ROOM,
CONSERVATORY, 3 BEDROOMS, BATHROOM,
PROFESSIONALLY LANDSCAPED FRONT & REAR
GARDENS, DRIVEWAY, GARAGE + GARDEN

* C. 850 SQ FT / 79 SQ METERS OF LIVING ACCOMMODATION *

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MILES BYRON are delighted to offer For Sale this stylishly presented and READY TO MOVE INTO END OF TERRACE HOME situated within the very popular Raybrook Park development in Rodbourne. The deceptively spacious living accommodation includes: Entrance hall, cloakroom/W.C., kitchen/breakfast room, living room + conservatory. To the first floor there are 3 BEDROOMS + a bathroom. Externally there are professionally landscaped front and rear gardens, driveway & a single garage.

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.

*** To fully appreciate this wonderful property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE ***

Council Tax Band: C (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

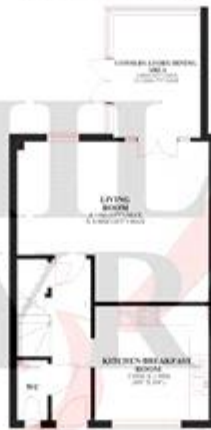
Sewerage: Mains



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GROUND FLOOR
APPROX. 47.8 SQ. METRES (514.2 SQ. FEET)



TOTAL AREA: APPROX. 78.6 SQ. METRES (846.2 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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/fitments 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.