



Montagu Street, Rodbourne, Swindon
Offers Over £190,000

THE PERFECT FIRST-TIME PURCHASE - READY TO MOVE INTO * NO ONWARD CHAIN * A FULLY

*** VIEWINGS TO COMMENCE FROM:
SATURDAY 27TH JUNE ***

*** THE PERFECT FIRST-TIME
PURCHASE - READY TO MOVE INTO
*** POPULAR LOCATION *** NO
ONWARD CHAIN *** A FULLY
ENCLOSED, SOUTH WESTERLY
FACING REAR GARDEN *** TWO
DOUBLE BEDROOMS *** TWO
SEPARATE RECEPTION ROOMS ***
MODERN FITTED KITCHEN ***
GROUND FLOOR BATHROOM +
FIRST FLOOR W.C.

Rodbourne: Close proximity to
amenities such as Swindon's
Designer Outlet Village, the Steam
Railway Museum & a short walk to the
Railway Station

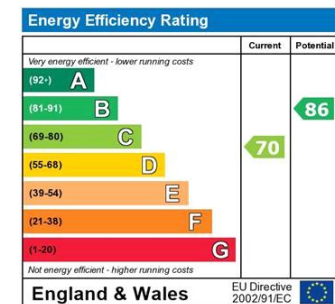
*** VIEWING IS HIGHLY
RECOMMENDED ***

Council Tax Band: B (Swindon
Borough Council)
Tenure: Leasehold (874 years)
Ground Rent: £0 per year
Service Charge: £0.7 per year
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

ENCLOSED, SOUTH WESTERLY FACING REAR GARDEN ** TWO DOUBLE BEDROOMS ** TWO
SEPARATE RECEPTION ROOMS * MODERN FITTED KITCHEN * GROUND FLOOR BATHROOM +
FIRST FLOOR W.C. | Leasehold



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.



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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