



**Whitby Grove, Rodbourne Cheney**  
**Guide Price £235,000**

A MUST VIEW - END OF TERRACE HOME LOCATED WITHIN THE POPULAR RODBOURNE CHENEY

\*\*\* A MUST VIEW - END OF TERRACE HOME LOCATED WITHIN THE POPULAR RODBOURNE CHENEY OF SWINDON BOASTING: 2 DOUBLE BEDROOMS, 2 SEPARATE RECEPTION ROOMS + A MODERN FIRST FLOOR BATHROOM \*\*\*

EXTERNALLY THERE IS A LARGE IN LENGTH REAR GARDEN WHICH CAN BE FOUND FULLY ENCLOSED WITH A GATE PROVIDING SIDE ACCESS AND BENEFITTING FROM A SOUTH FACING ASPECT. TO THE FRONT THERE IS A DRIVEWAY PROVIDING OFF STREET PARKING. ATTRIBUTES INCLUDE UPVC DOUBLE GLAZING & GAS RADIATOR CENTRAL HEATING.

MILES BYRON are delighted to offer this wonderful home which offers superb access to amenities and schools as well as being providing a short commute into the Town Centre, Old Town, the Designer Outlet Village and the railway station. To fully appreciate this lovely home, MILES BYRON would highly recommend your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Leasehold (900 years)  
Ground Rent: £0 per year  
Service Charge: £0 per year

OF SWINDON BOASTING: 2 DOUBLE BEDROOMS, 2 SEPARATE RECEPTION ROOMS + A MODERN FIRST FLOOR BATHROOM, A LARGE SOUTH FACING REAR GARDEN + DRIVEWAY PARKING. |

Leasehold **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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>83</b>
	<b>58</b>	

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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