



Churchward Avenue, Rodbourne Cheney
Guide Price £310,000

*** SEMI DETACHED HOME *** 3 BEDROOMS *** RECENTLY REFITTED, FIRST FLOOR BATHROOM

*** C.1000 SQ FT / 92 SQ METERS OF LIVING SPACE *** SOUGHT AFTER LOCATION *** 3 BEDROOMS *** RECENTLY REFITTED, FIRST FLOOR BATHROOM *** SPACIOUS LIVING ROOM, SEPARATE KITCHEN/DINING ROOM, SEPARATE UTILITY ROOM *** GOOD SIZE REAR GARDEN BOASTING A HIGH DEGREE OF PRIVACY + DRIVEWAY PARKING ***

*** SPACIOUS LIVING ROOM, SEPARATE KITCHEN/DINING ROOM, SEPARATE UTILITY ROOM ***
GOOD SIZE REAR GARDEN BOASTING A HIGH DEGREE OF PRIVACY + DRIVEWAY PARKING *** |

Freehold

MILES BYRON are delighted to offer For Sale this stylishly presented SEMI DETACHED family home located within the popular Northern Road area of Rodbourne Cheney.

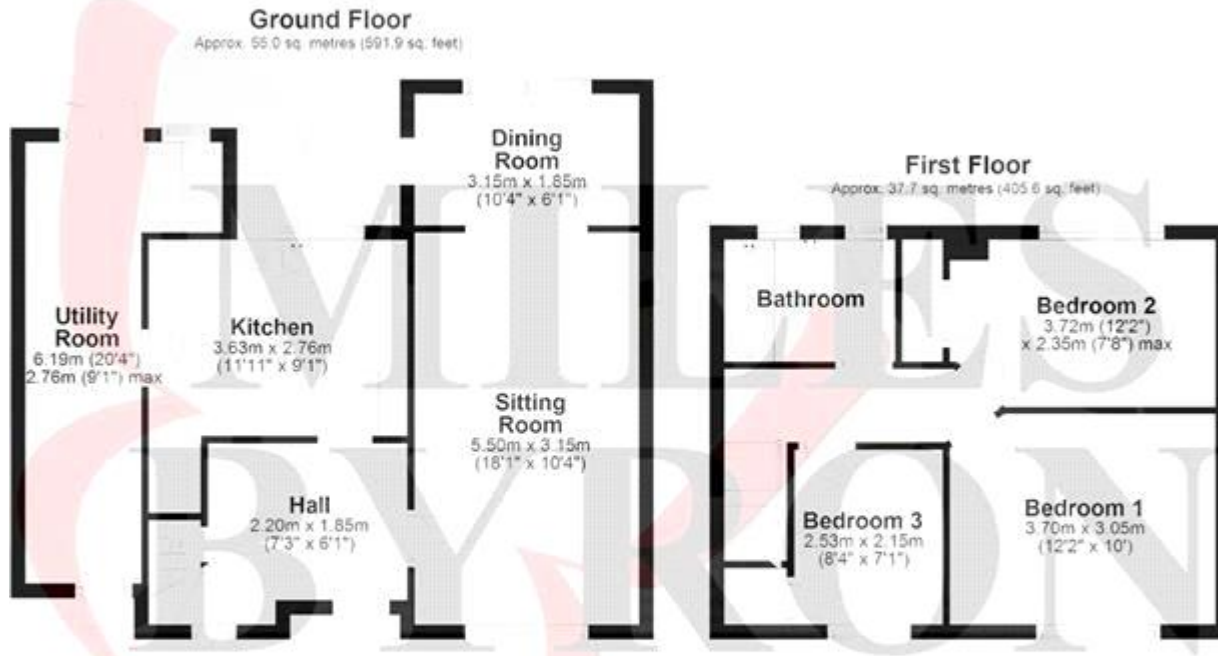
Offering superb access to amenities such as the Orbital Retail Park & Shopping Center, the Town Centre, Railway Station & the Designer Outlet Village are also within close proximity.

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

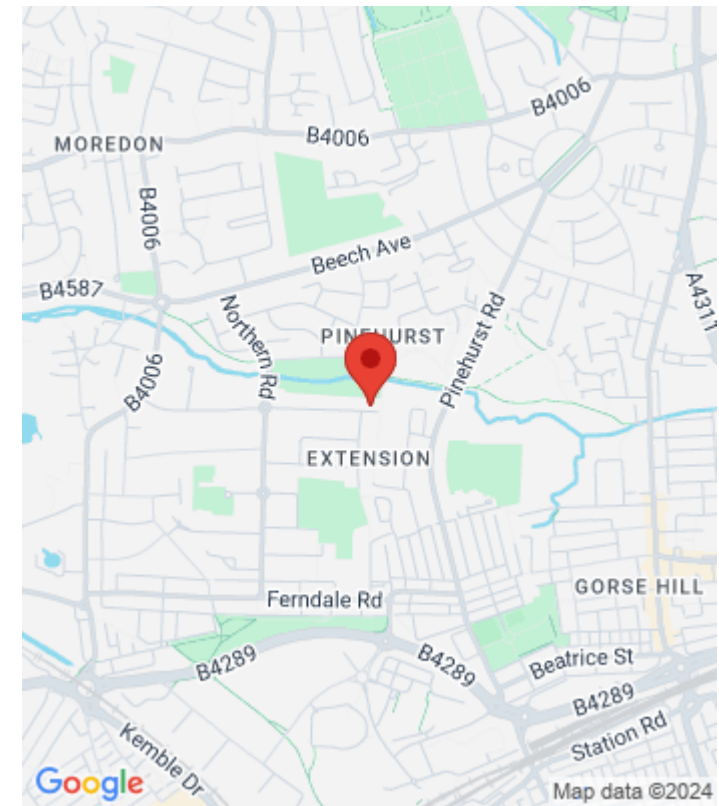
Tenure: Freehold



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.



Total area: approx. 92.7 sq. metres (997.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			84
(55-68) D		67	
(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.