



FOSSE CLOSE, RODBOURNE, SWINDON

GUIDE PRICE £300,000 Freehold

*** EXTENDED *** 4 BEDROOMS *** STYLISHLY
PRESENTED THROUGHOUT *** SOUGHT AFTER LOCATION
*** C.1400 SQ FT / 130 SQ METERS OF DECEPTIVELY
SPACIOUS LIVING ACCOMMODATION SITUATED OVER
THREE FLOORS *** DRIVEWAY PARKING TO THE FRONT
FOR C. 4 VEHICLES ***

*** PROPERTY LAUNCH EVENT: SATURDAY 21ST DECEMBER 2024 ***

*** PLEASE NOTE: THE OWNER OF THIS DELIGHTFUL PROPERTY HAVE ALREADY FOUND & SECURED A PROPERTY TO PURCHASE WHICH HAS THE ADDED BENEFIT OF HAVING NO ONWARD CHAIN! ***

*** EXTENDED *** 4 BEDROOMS *** STYLISHLY PRESENTED THROUGHOUT *** SOUGHT AFTER LOCATION *** C.1400 SQ FT / 130 SQ METERS OF DECEPTIVELY SPACIOUS LIVING ACCOMMODATION SITUATED OVER THREE FLOORS *** DRIVEWAY PARKING TO THE FRONT FOR C. 4 VEHICLES ***

MILES BYRON are delighted to market 'For Sale' this impressive family sized home which can be located along one of Rodbourne's most desirable cul-de-sac roads. The accommodation briefly comprises: Entrance porch, entrance hall, living room, a spacious 'open plan' kitchen/dining room, downstairs cloakroom/W.C. To the first floor there are three bedrooms & a bathroom. To the second floor there is an exceptional loft space/bedroom which is measured at c.24ft in length. Externally there is a fully enclosed rear garden. To fully appreciate this wonderful property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Rodbourne: Located on the outskirts of the Town Centre which is situated within close proximity to amenities including: the Designer Outlet Village & the Steam Railway Museum. In addition, it is within a short walk to the railway & bus station.

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

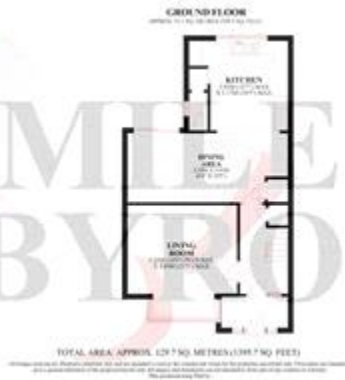
Water supply: Mains

Sewerage: Mains



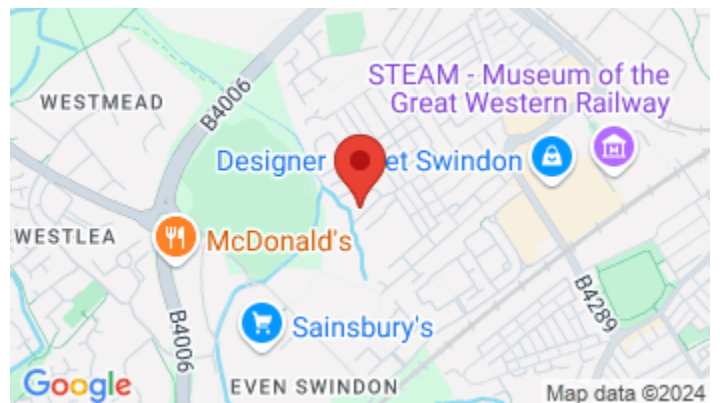
FOSSE CLOSE, RODBOURNE, SWINDON

GUIDE PRICE £300,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.



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.