



## RODBOURNE ROAD

Rodbourne Cheney, Swindon, Wilts SN2 1DJ

**PRIMARY**  
HOMES & LETTINGS

**Rodbourne Road, Rodbourne  
Cheney, Swindon SN2 1DJ**

- AVAILABLE NOW
- Mid Terrace House
- Two DOUBLE Bedrooms
- Off Road Parking
- Two Reception Rooms
- West Facing Rear Garden
- En-Suite To Master
- Downstairs Bathroom
- Good Location
- EPC Rating - C

**£1,200 PCM**



\*\*\* AVAILABLE NOW \*\*\* We are delighted to offer this two DOUBLE bedroom mid terrace house located in the popular area of Rodbourne Cheney within easy access to local amenities, schools and The Designer Outlet Village. The accommodation comprises of living room, dining room, kitchen, bathroom, master bedroom (with - ensuite shower) and one further bedroom. Property also benefits from an enclosed rear garden with off road parking for one vehicle, gas central heating and uPVC double glazing.

### **Living Room**

Composite front door. uPVC triple glazed window to front elevation. Stairs to first floor. Understairs cupboard. Wood burner with brick surround. Wood flooring. Radiator.

### **Dining Room**

uPVC door to rear garden. Skylights to rear elevation. Storage and larder cupboard. Vinyl flooring. Radiator.

### **Kitchen**

uPVC window to side elevation. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Freestanding cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring.

### **Bathroom**

Obscured uPVC windows to rear and side elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

### **Landing**

Loft access.

### **Bedroom One**

uPVC window to rear elevation. Featured fireplace. Built in wardrobe. Laminate flooring. Radiator.

### **En-Suite**

Obscured uPVC window to rear elevation. Walk in double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator. Heated towel rail.

### **Bedroom Two**

uPVC triple glazed window to front elevation. Cupboard housing boiler. Radiator.

### **Front**

Enclosed by brick wall.

### **Rear Garden**

West facing. Enclosed by wall and timber fencing. Patio area with path leading to off road parking with electric roller door. Laid to lawn with raised shrub borders. Outside tap.

### **Tenant Information**

Length of Tenancy: Long term let with initial tenancy agreement of 6 months

Council: Swindon Borough Council

Tax Band: B

### **Viewings**

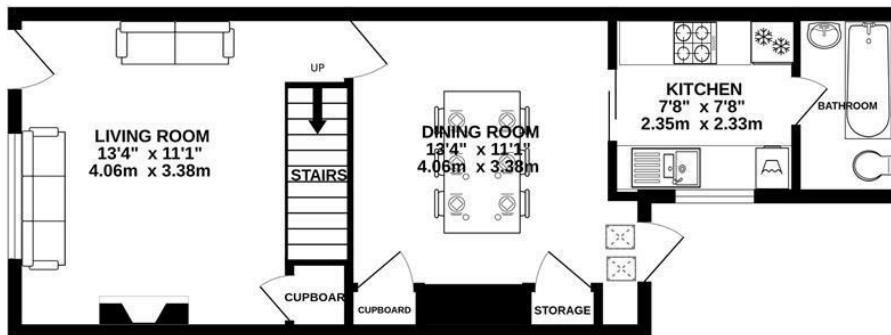
Strictly via our Swindon office telephone (01793) 641641.

### **Sizes**

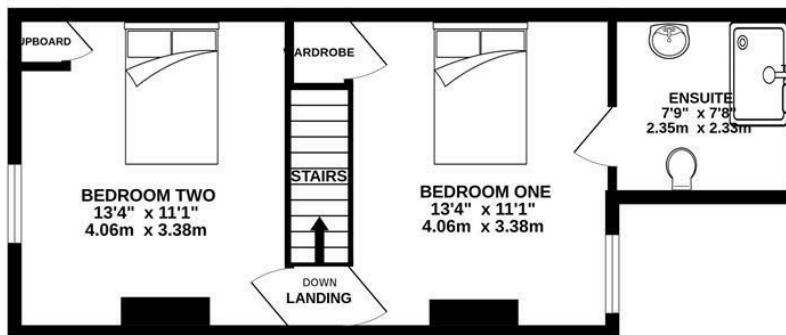
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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