



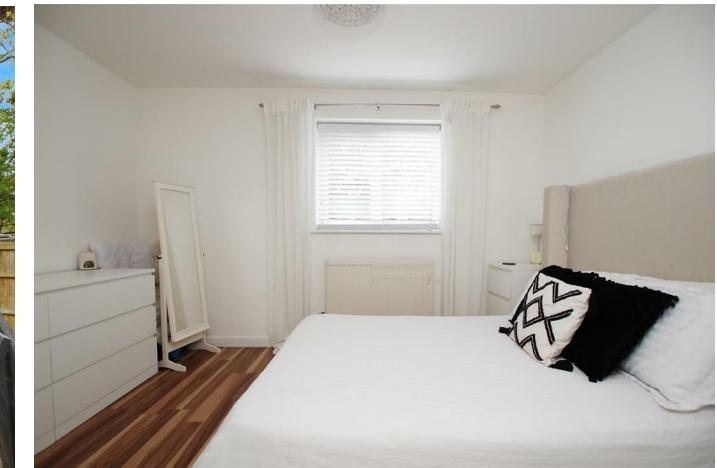
**DREW STREET**  
Rodbourne, Swindon, SN2 2JA

**PRIMARY**  
HOMES & LETTINGS

**Drew Street,  
Rodbourne, Swindon SN2 2JA**

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Ground Floor Maisonette
- Two Bedrooms
- Allocated Parking For Two Vehicles
- Gas Central Heating
- Low Maintenance Rear Garden (West Facing)
- Kitchen/Breakfast
- Living Room
- Good Storage
- Excellent Location

**Guide Price £150,000**



\*\*\* GUIDE PRICE £150,000 - £160,000 \*\*\* IDEAL

FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\*

We are delighted to offer this well presented two bedroom ground floor maisonette located in a quiet residential area of Rodbourne, within walking distance to all local amenities, Designer Outlet Village and town centre. The accommodation comprises of entrance porch, kitchen/breakfast, living room, two bedrooms and bathroom. Property also benefits from allocated parking, low maintenance rear garden and gas central heating. Viewing is highly recommended.

#### **Entrance Porch**

uPVC window to front elevation. Tiled flooring.

#### **Kitchen/Breakfast**

uPVC window to front elevation. Matching wall and base units with rolled edge worktops over. Acrylic sink and drainer. Freestanding cooker. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Radiator.

#### **Living Room**

uPVC sliding door to rear garden. Storage cupboard. Laminate flooring. Radiator.

#### **Lobby**

Storage cupboard. Laminate flooring.

#### **Bedroom One**

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

#### **Bedroom Two**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Bathroom**

White suite comprising of panelled bath with shower over, pedestal wash hand basin and low

level W.C. Extractor fan. Shaving light. Part tiled walls. Tiled flooring. Radiator.

#### **Rear Garden**

Enclosed by timber fencing. Block paved patio. Space for timber shed. Awning. Gated access to side.

#### **Parking**

Allocated parking for two vehicles with additional visitors spaces available.

#### **Lease Terms**

125 year lease with 90 years remaining.

#### **Management & Ground Rent Charges**

Management - £2,008 per annum

Ground rent - £83 per annum

#### **Sizes**

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

#### **Viewings**

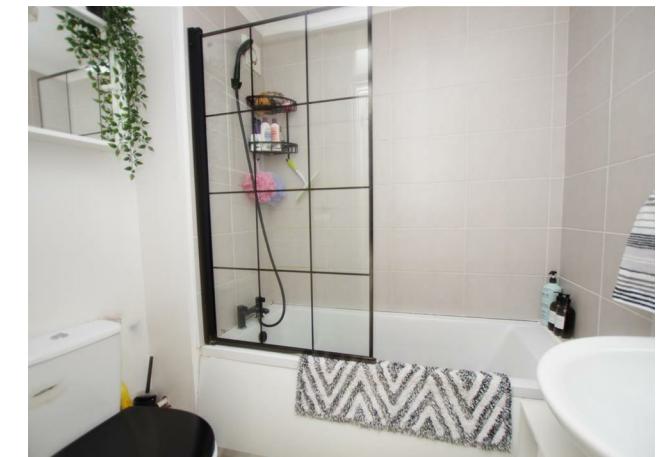
Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

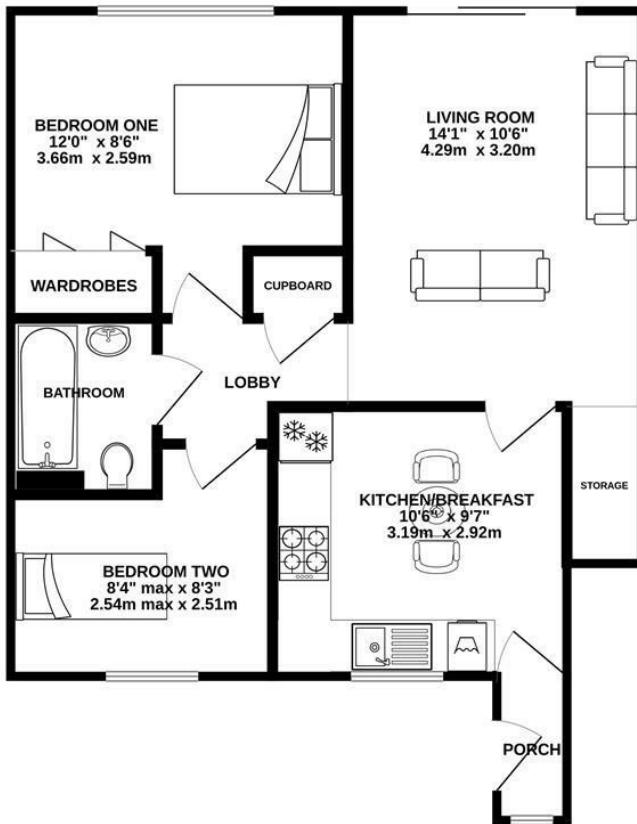
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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 plan is for illustrative purposes only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025



01793 641641

101 Commercial Road, Swindon, SN1 5PL

[info@primaryhomesandlettings.co.uk](mailto:info@primaryhomesandlettings.co.uk)

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