



6 Little Avenue, Rodbourne Cheney, Swindon, SN2 1NL

Guide Price £300,000



IN A NUTSHELL

 **3**  **1**  **1**

This 1930's three bedroom semi detached home has been modernised throughout, with a brand new boiler in the loft and newly fitted kitchen. The home with a generous size garden has heaps of potential to extend, can be found tucked into a quiet road close to local amenities such as primary schools, shops and a connecting path to the town centre and train station.

The property comprises; entrance hall, WC, spacious living room and rear extended kitchen diner with access to the rear garden. Upstairs you'll find the third bedroom, family bathroom and two large double bedrooms with built-in wardrobes in the master. Outside is a spacious rear garden laid to patio and natural lawn. The property has side access and ample driveway parking to the front.

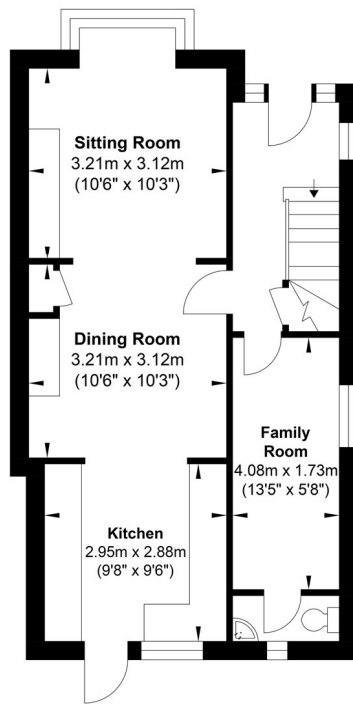
Get in touch for your chance to view!

FREEHOLD

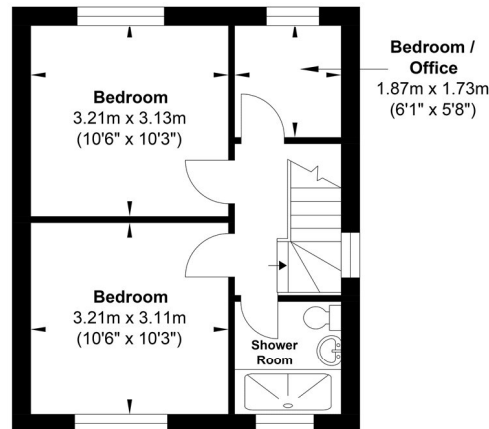
COUNCIL TAX BAND - C

EPC - D





Ground Floor



First Floor

Gross Internal Floor Area : 77.5 m2 ... 835 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should 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.

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

richard james

101 Victoria Road | Old Town | Swindon | SN1 3BD

| 01793 311 051

matthewboobyer@richardjames.uk

Find me on [incentivised.com/Matthew Boobyer](https://www.incentivised.com/Matthew_Boobyer)

rightmove 
find your happy