



richard  
james

7 Deburgh Street, Rodbourne, Swindon, SN2 2BX

Asking Price £200,000



## IN A NUTSHELL

 **2**
 **2**
 **1**

This two bedroom terrace home is well located in the popular Rodbourne area just a short walk from Swindon Train Station, Swindon Designer Outlet Village and Swindon Town Centre.

This property also offers easy access to J16 of the M4.

The ground floor living accommodation comprises; entrance, the dining room, living room, the kitchen and a conservatory leading to the rear garden.

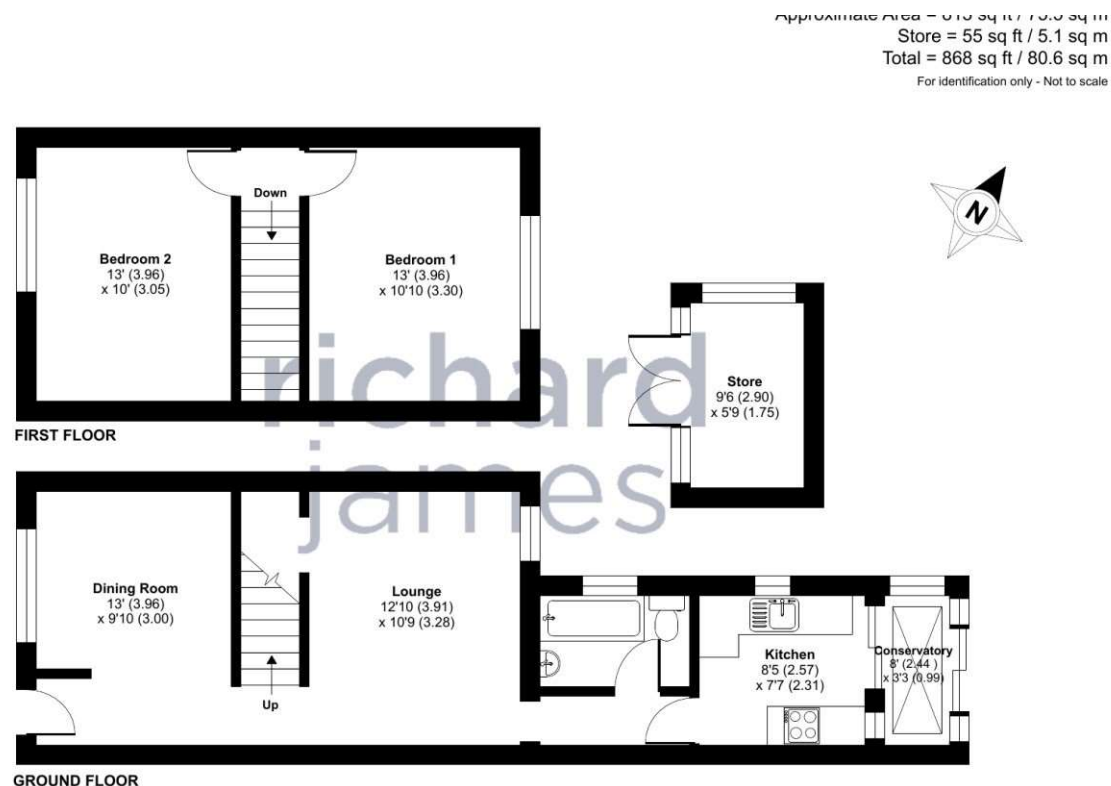
The first floor offers; first floor landing and two generous double bedrooms.

To the rear is an enclosed rear garden laid to artificial turf and a path leading to the gated rear access. There is also a detached garage to the rear accessed via rear lane.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





**RICS** Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James REF: 1111318

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