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FOR S

1 Watling Close, Rodbourne, Swindon, SN2 2BU

Offers Over £295,000




IN A NUTSHELL

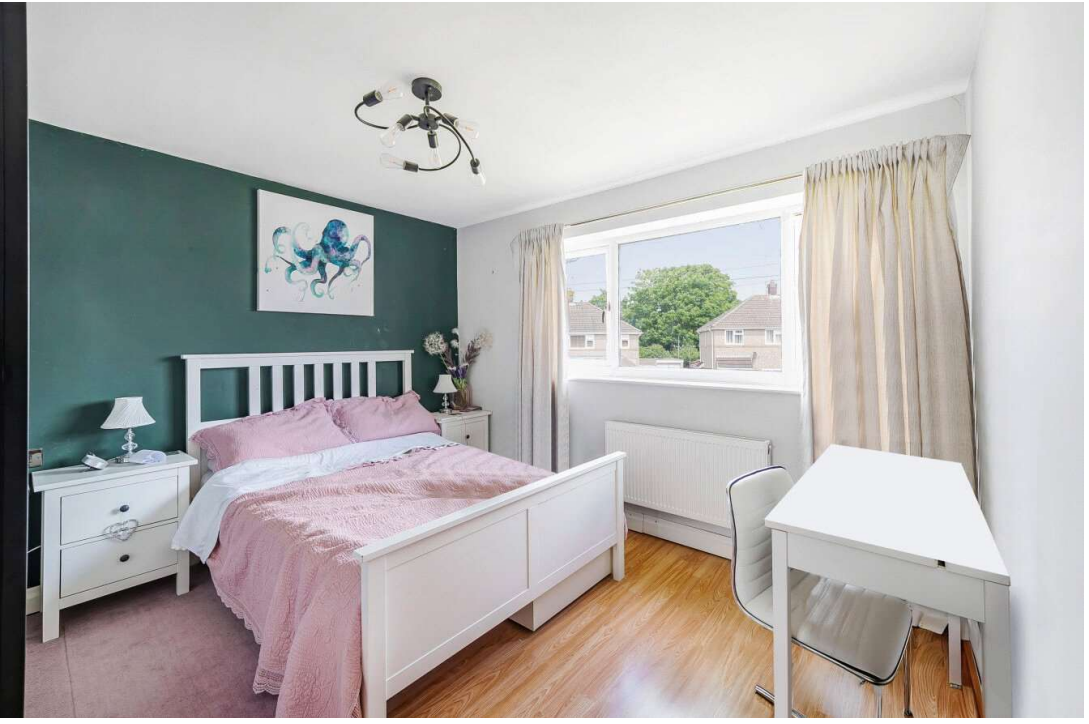
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***SET ON A HUGE CORNER PLOT, WITH EXTENSION POTENTIAL ***

Set at the head of a quiet Rodbourne cul de sac within walking distance of the Town centre, we are pleased to present this much improved 3 bedroom semi detached family home, which has endless extension possibilities (subject to planning). The property benefits from uPVC double glazing, gas radiator central heating, sitting room, re fitted kitchen/dining room, 3 bedrooms, re fitted family bathroom, garage & large corner plot garden. The property is well located for all local amenities, shops, schools etc Swindon Town centre, the railway station & M4 J15.

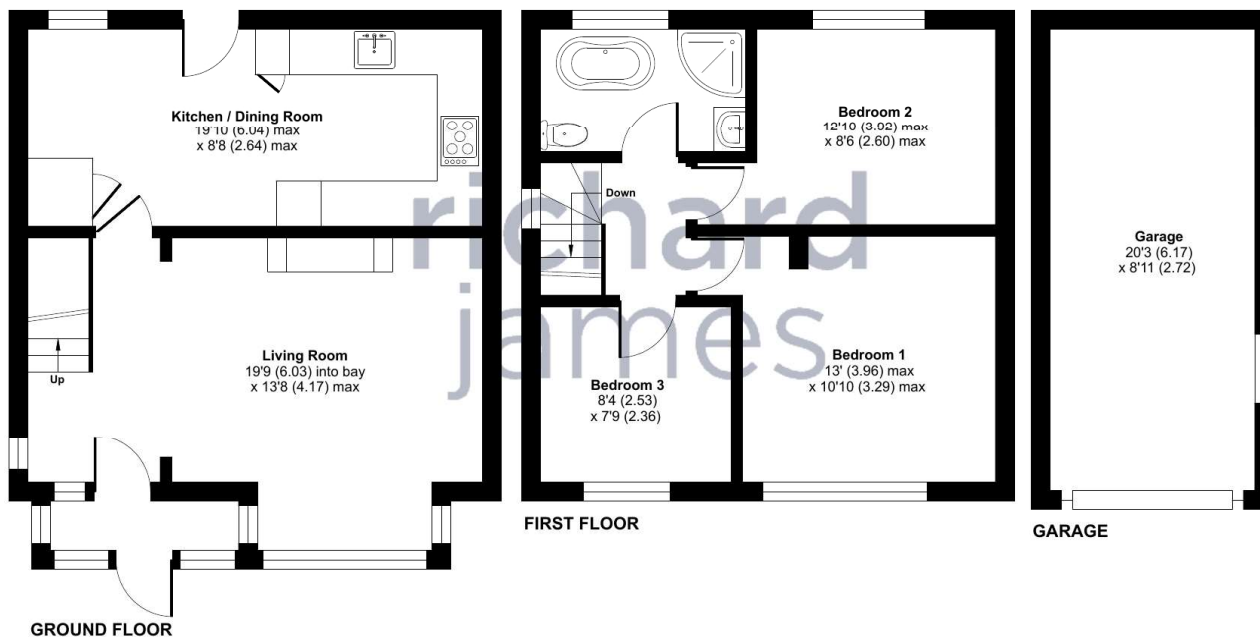
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 837 sq ft / 77.7 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1018 sq ft / 94.5 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1125615

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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...

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