

richard
james



10 Linslade Street, Rodbourne, Swindon, SN2 2BL

Asking Price £250,000



IN A NUTSHELL



This three bedroom, three storey terrace home is well located in the popular Rodbourne area and would be perfect for a first time buyer, couple or family.

This well presented property is well located just a short walk from Swindon Designer Outlet, Swindon Train Station and Swindon Town Centre plus offers excellent access to J16 of the M4.

The ground floor living accommodation comprises; entrance hall, an open plan living/dining room leading to a modern kitchen plus utility room.

The first floor offers; first floor landing, two double bedrooms plus a modern family bathroom.

The second floor offers; a generous main bedroom with velux windows.

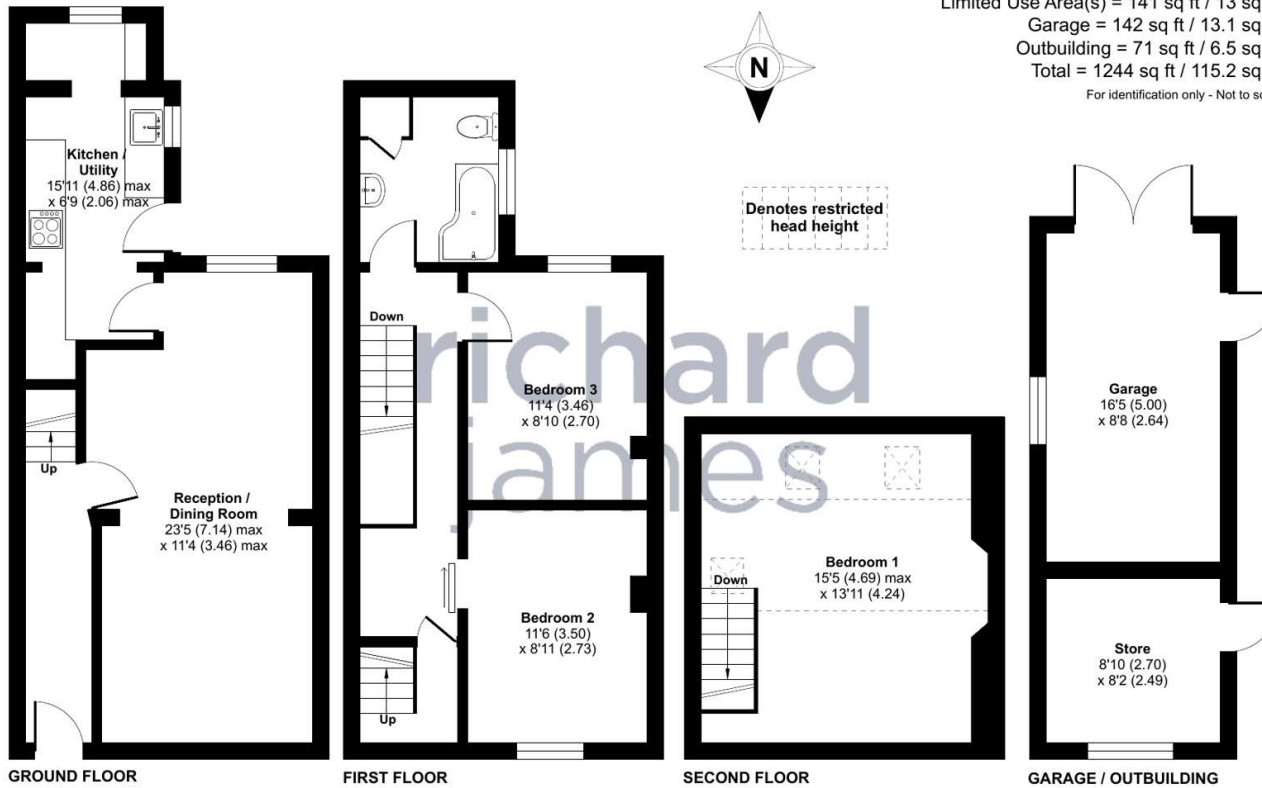
To the rear is the rear garden which has been a labour of love for the current owner offering a patio seating area with decked steps leading to a gravelled area plus pond and a path leading to the rear which has a generous shed with workshop and the garage.

There is also a parking space in front of the garage offering parking for one vehicle.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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). © n3che.com 2024. Produced for Richard James. REF: 1148556

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- Honest valuations in current market conditions
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- 5* service from valuation to completion
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