

richard  
james



88 Northern Road, Rodbourne Cheney, Swindon, SN2 1PL

Asking Price £300,000



## IN A NUTSHELL

 3  2  1

- NO ONWARD CHAIN
- THREE BEDROOMS
- DETACHED
- LARGE REAR GARDEN
- GARAGE AND DRIVEWAY
- IN NEED OF MODERNISATION

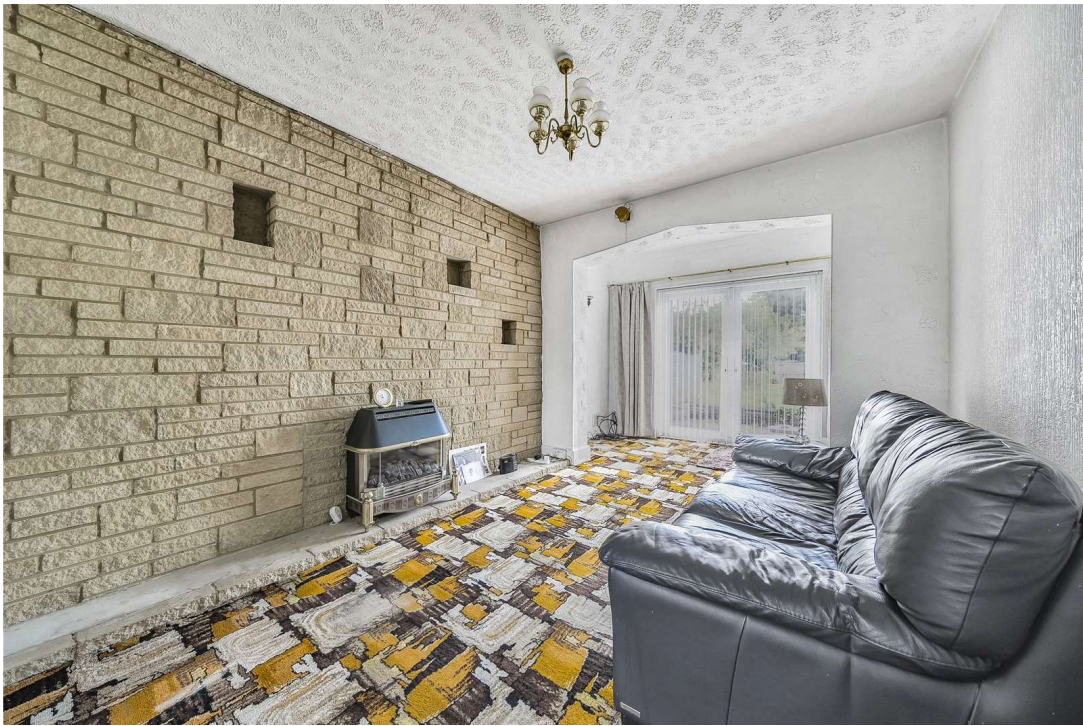
This three bedroom detached property comes to market offering a huge potential to create a fantastic modern family home and can be found in the sought after area of Rodbourne Cheney surrounded by green, ample amenities and a short distance to the train station or designer outlet village.

The property comprises; entrance hall, storage cupboard, kitchen, dining area and extended living room with patio doors. Upstairs is traditional with two double bedrooms, family bathroom and smaller third bedroom. This property also benefits from a large private rear garden laid to patio and grass, single garage to side and driveway to the front.

Get in touch to organise a viewing on this amazing home.

EPC: E

Council Tax: D



## 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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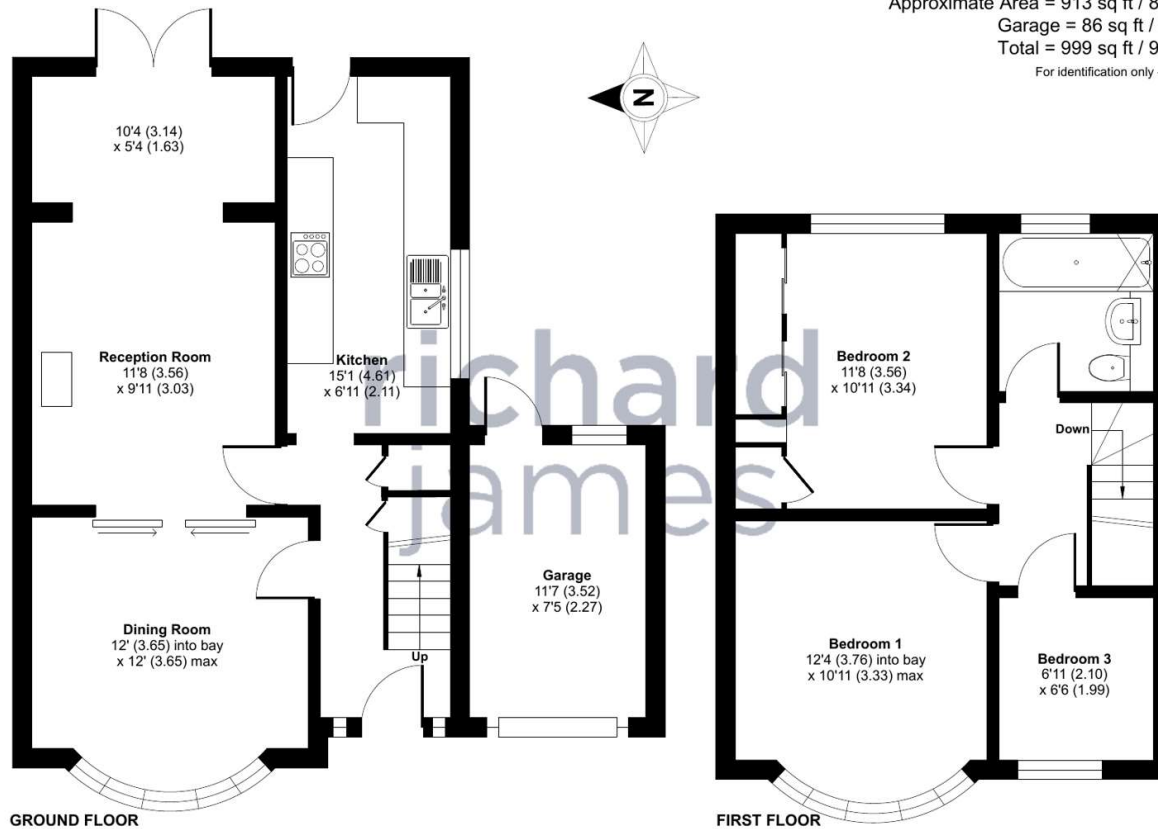
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Approximate Area = 913 sq ft / 84.8 sq m  
Garage = 86 sq ft / 7.9 sq m  
Total = 999 sq ft / 92.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1163132

### 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.

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