

richard
james



21 Redcliffe Street, Rodbourne, Swindon, Wilts, SN2 2DA

Offers Over £190,000



IN A NUTSHELL



Guide Price £190,000 - £200,000

Offered for sale with NO ONWARD CHAIN and located within a short walk to popular Swindon Designer Outlet Village with a wide range of shops and restaurants including Pizza Express, Wagamamas and many more.

Swindon Station is also within easy reach with trains to London Paddington in less than an hour.

The property comprises open plan living/ dining room, fitted kitchen and bathroom on the ground floor. The first floor offers two double bedrooms. The loft has been partially converted. Outside the property offers front and rear courtyard gardens.

A great first time buy or investment property with achievable rental in excess of £900PCM.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(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	



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...

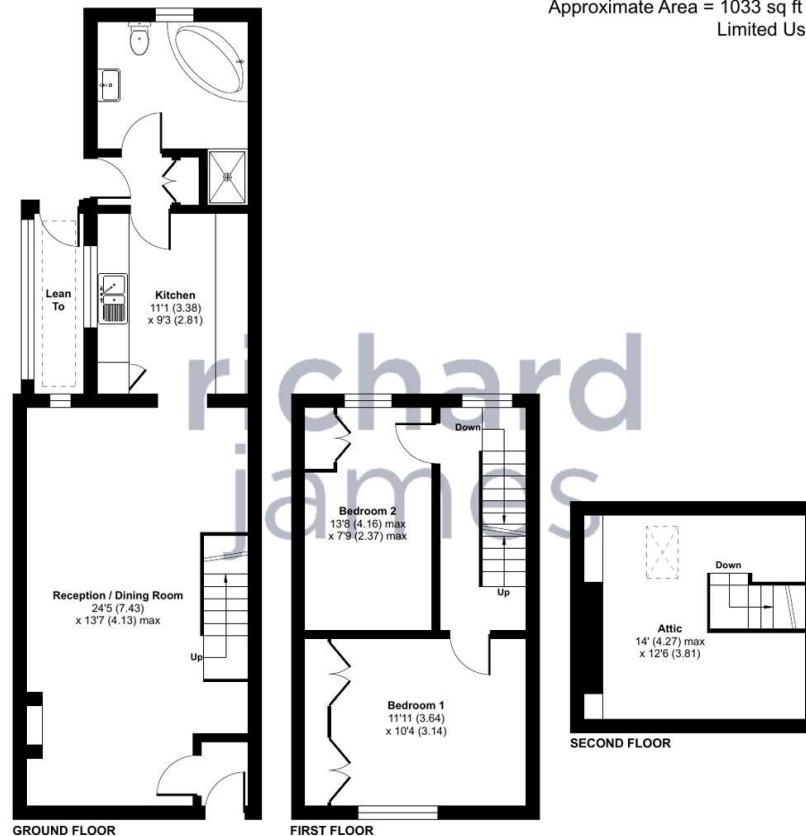
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Approximate Area = 1033 sq ft / 95.9 sq m (excludes lean to)
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Total = 1047 sq ft / 97.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1192483

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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