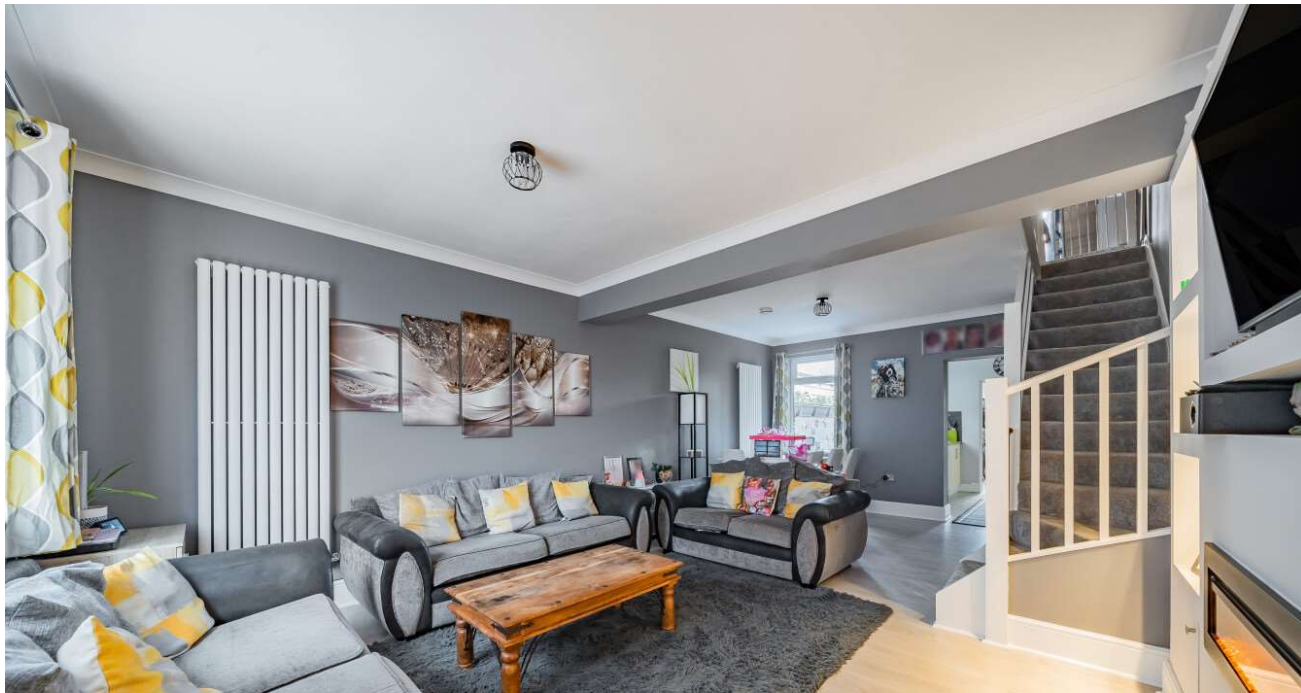


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34 Thomas Street, Rodbourne, Swindon, Wiltshire, SN2 2AH

Guide Price £260,000



## IN A NUTSHELL



A recently renovated three bedroom terraced home located in Rodbourne which is located within walking distance to Swindon's popular Designer outlet village with a wide choice of shops and eateries.

The property has been renovated to a high standard throughout and comprises open plan living/dining room with media wall, refitted kitchen, utility and cloakroom on the ground floor. The first floor offers three bedrooms and family bathroom.

Outside the rear garden is fully enclosed. There is an option to create off road parking as the property has rear vehicular access.

An internal viewing is highly advised.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(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	



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-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
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-  Ahead of the game marketing strategies
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**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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Find me on [incentivised.com/Jack Rogers](https://www.incentivised.com/JackRogers)

Approximate Area = 874 sq ft / 81.1 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1206945

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