



213 Rodbourne Road, Swindon, Wiltshire, SN2 2AA

£190,000





NO ONWARD CHAIN. JUST RE-FURBISHED. Swindon Homes are pleased to market this large three double bedroom end-terraced property situated near to the Outlet Centre in Rodbourne Swindon. The accommodation comprises downstairs; entrance hall, lounge / diner, kitchen/breakfast room, downstairs bathroom with separate WC, upstairs; landing, three double bedrooms and shower room. Further benefits now include gas central heating with new radiators, triple glazed front windows and remaining windows and doors all uPVC double glazed, new rear flat roof, new internal doors, new electrics and low energy lighting, new Magnet kitchen and new upstairs shower room. The property also has a courtyard garden and off road parking for two cars. It is close to most local amenities and with in walking distance of Swindon town centre and the railway station.

#### Front Garden

10'5" x 14'7" (3.18m x 4.45m)

From iron entrance gate, paved path to front door, golden gravel to side, all enclosed by new red brick wall to front and side.

#### Entrance Hall

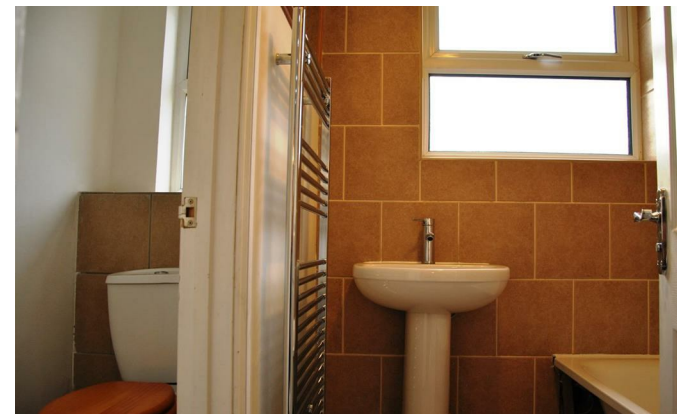
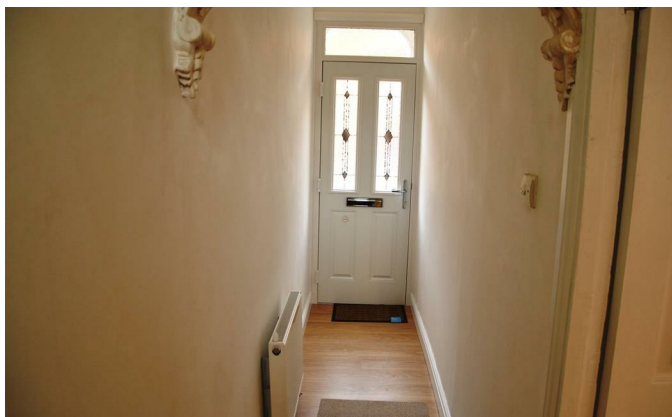
12'3" x 2'10" (3.73m x 0.86m)

Half decorative glazed Composite entrance door, laminate floor, radiator, door to lounge /diner, stairs to first floor landing.

#### Lounge / Diner

22'02" x 11'08" (6.76m x 3.56m)

uPVC triple glazed cottage style window to front aspect, double glazed window to rear aspect, two radiators, new laminate flooring, doors to lounge and kitchen. There is plenty of space for a family size dining table and chairs.





### **Kitchen / Breakfast Room**

20'3" x 8' (6.17m x 2.44m)

Two uPVC double glazed windows and a new uPVC glazed door to side aspect. A modern newly fitted Magnet kitchen with white gloss units to both eye and base level, matching solid oak work tops and part tiled walls, electric hob with fan oven under and extractor over, integrated stainless steel sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge /freezer, low energy ceiling down lights, wall mounted Vaillant combi boiler, under stairs storage cupboard, radiator. There is plenty of space for a family sized dining table and chairs.

### **Downstairs Bathroom**

5'9" x 5'4" (1.75m x 1.63m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising pedestal wash basin with mixer tap over, panelled bath with mixer tap and shower over, glass shower screen, wall mounted heated towel rail, extractor fan, matching tiled floor and walls, door to WC.

### **Seperate WC**

5' x 2'7" (1.52m x 0.79m)

Small opaque uPVC window to rear aspect, white low level WC, tiled floor and walls.

### **Stairs to First Floor Landing**

landing 7'9" x 5'10" (landing 2.36m x 1.78m)

Stairs from hall way to landing with balustrade, access to insulated loft space, doors to three double bedrooms and shower room, new carpets on stairs and landing.

### **Bedroom One**

7'10" into 10'10" x 14'2" (2.39m into 3.30m x 4.32m)

Two uPVC triple glazed cottage style windows to front aspect, radiator, new carpet, door to landing.

### **Upstairs Shower Room**

New walk in shower with tiled splash backs, low level WC, wall mounted sink with mixed tap over. tiled floor and walls, heated towel rail, low energy ceiling down lights, ,extractor. folding door to landing.

### **Bedroom Two**

10'10" x 8' (3.30m x 2.44m)

uPVC double glazed window to rear aspect, radiator, new carpet, door to landing

### **Bedroom Three**

9'05" x 8'0" (2.87m x 2.44m )

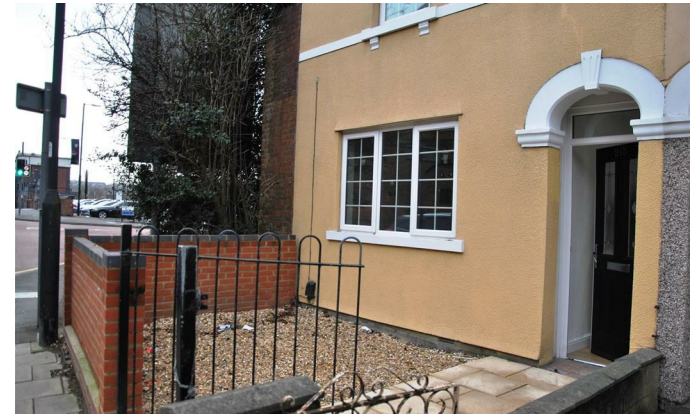
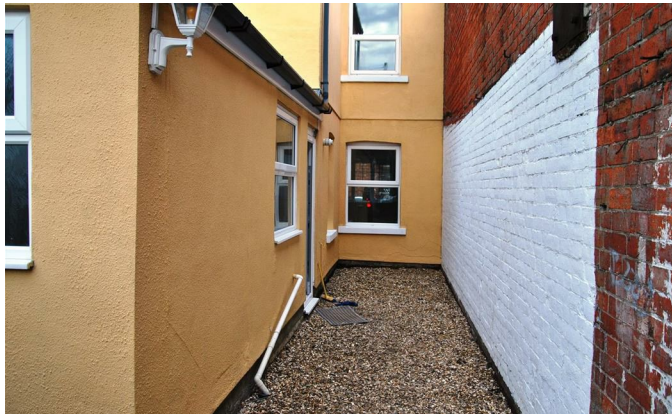
uPVC double glazed window to rear aspect, radiator, new carpet, door to landing.

### **Rear Courtyard and Parking**

courtyard 29'5" x 5'6 (courtyard 8.97m x 1.68m)

Courtyard area with golden gravel stones , out side light and white washed wall. There are two parking spaces to the rear of the property with access rd to Redcliffe st.







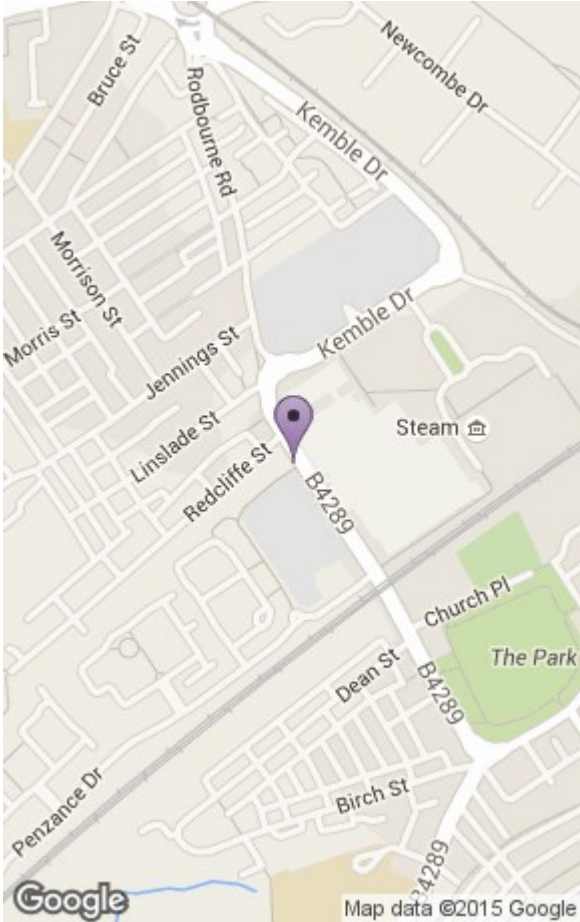


GROUND FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	