



75 Redwood Street, Rodbourne, Swindon, Wiltshire, SN2 2BZ

Guide Price £180,000

V561 FRV

SWINDON
Homes Direct

NO ONWARD CHAIN. TO BE RE-FURBISHED BY OWNER. Swindon Homes are pleased to market this three bedroom mid-terraced property situated in Rodbourne Swindon. At present the accommodation comprises; entrance hall, lounge / diner, kitchen /breakfast room, utility area, downstairs bathroom, plus three double bedrooms upstairs. Further benefits include uPVC double glazed windows and doors, gas central heating plus an enclosed rear garden with back access. The property is close to the Rodbourne shops, the Outlet shopping centre ,local bus routes and Swindon railway station.

Front Garden

approx 5'9" x 14' (approx 1.75m x 4.27m)

Path to open porch and front door, stones to side, wall mounted gas box, brick walls to front and sides.

Entrance Hall

11' x 3' (3.35m x 0.91m)

Half glazed uPVC front door, radiator, dado rail, stairs to first floor, door to lounge.

Lounge / Diner

22'10' x 10'8 into 11'6" (6.96m' x 3.25m into 3.51m)

uPVC double glazed window to front aspect, open fire with log burner, wooden mantel and surround, cupboard and shelves to side, two radiators, laminate floor, under stairs cupboard, doors to hallway and kitchen.

Kitchen / Breakfast Room

11'4 x 13'5" (3.45m x 4.09m)

uPVC double glazed window to rear aspect. A fitted kitchen with red walnut coloured units to both eye and base level, matching rolled top work surfaces and part tiled walls. single bowl stainless steel sink unit, space for electric cooker, space and plumbing for dish washer, space for fridge and freezer with rolled top work surface over, roof skylight, tiled floor, door to utility area.

Utility area

3' x 8'4" (0.91m x 2.54m)

Wall mounted Worcester combi boiler, space and plumbing for washing machine, tiled walls and floor.

Downstairs Bathroom

5'6 x 7'7" (1.68m x 2.31m)

uPVC opaque double glazed window to side aspect, a white suite comprising panelled bath, pedestal wash basin and low level WC, radiator, tiled floor.

Stairs to First Floor

landing 11'9" x 4'9" over stairs (landing 3.58m x 1.45m over stairs)

From hallway stairs to first floor landing, access to insulated roof space, storage cupboard, doors to all three bedrooms.

Bedroom One

11' x 14'2" into alcove (3.35m x 4.32m into alcove)

Two UPVC double glazed windows to front aspect, radiator, built in double wardrobe, door to landing.

Bedroom Two

12'6" x 8' (3.81m x 2.44m)

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

Bedroom Three

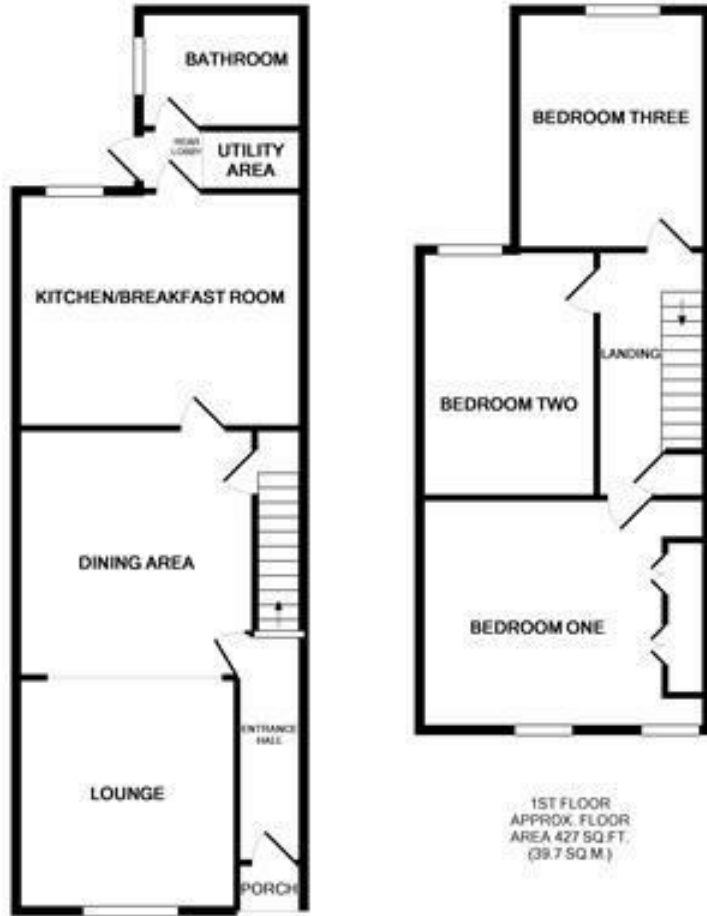
11'10" x 9' (3.61m x 2.74m)

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

Rear Garden

approx 35' x 13' (approx 10.67m x 3.96m)

From back door steps up to garden, two sheds, path to rear gate, all enclosed by wooden fencing.

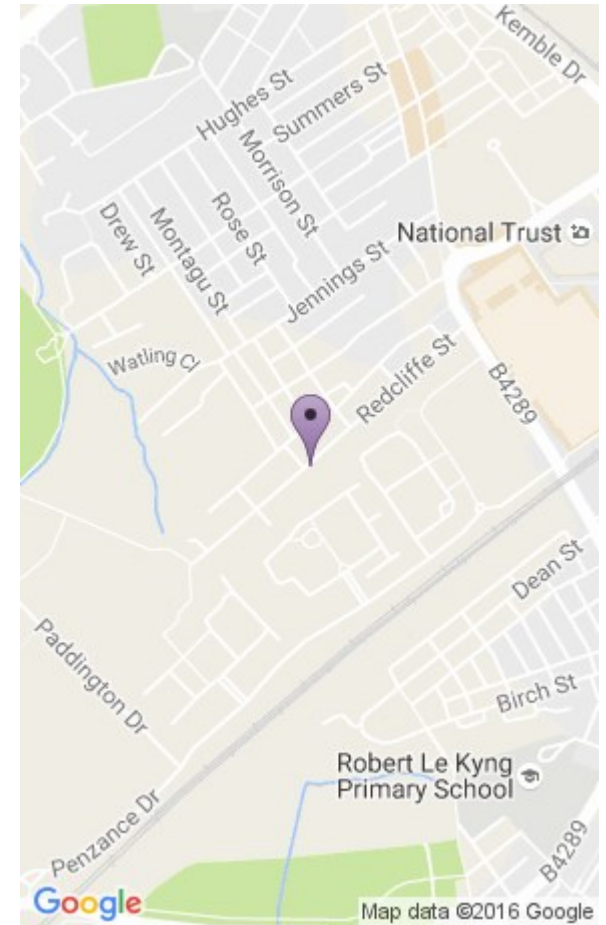


1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	