



17 Jennings Street, Rodbourne, Swindon, Wiltshire, SN2 2BQ

In Excess Of £195,000



Swindon Homes are pleased to market this well presented spacious, bay fronted, three double bedroom mid-terraced property situated on a quiet road in Rodbourne Swindon. The accommodation comprises; entrance hall, large lounge / dining room, kitchen, utility room, downstairs bath room plus three double bedrooms. Further benefits include new PVC windows and doors [accept front bay window], gas central heating, enclosed rear garden with double gate back access for paring if required. The property is close to Swindon Outlet Centre plus local shops, schools and bus routes.

Front Garden

10'6" x 14'8" (3.20m x 4.47m)

Paved path to front door, with concrete area to side and small shrub to centre, wall mounted gas and letter boxes.

Entrance Hall

12' x 3' (3.66m x 0.91m)

uPVC white entrance door, laminate floor, stairs to first floor, opaque glazed window to lounge, door to lounge.

Lounge / Diner

23' x 11' (7.01m x 3.35m)

uPVC bay window with fitted blinds to front aspect with uPVC window to rear aspect, single glazed opaque window to hallway, two radiators, original iron fire place, wooden floor, doors to kitchen and hallway.

Kitchen

10'6" x 8' (3.20m x 2.44m)

uPVC double glazed window with fitted blinds to side aspect. A modern fitted kitchen with units to both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for standalone gas cooker with extractor over, tiled floor, under stairs cupboard, doorway to utility room / lean to and door to bathroom.





Utility Room / Lean To

7'10" x 5'6" (2.39m x 1.68m)

uPVC glazed entrance door with floor to roof window to side, perspex roof, tiled floor, space for tumble dryer and fridge freezer, power and light [the washing machine maybe could be plumbed in also]

Downstairs Bathroom

7'10" x 8'7" (2.39m x 2.62m)

uPVC opaque glazed window plus velux window to rear aspect. A modern white bathroom suite comprising pedestal wash basin, low level WC, 'p' shaped bath with mixer tap and shower over, shower screen, matching part tiled walls and tiled floor, heated towel rail, two wall mounted cupboards, ceiling down lights, extractor fan, door to kitchen.

Stairs to First Floor

landing 12' x 4'10" over stairs (landing 3.66m x 1.47m over stairs)

From entrance hall stairs to first floor landing, balustrade, doors to all three bedrooms.

Bedroom One

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

Two uPVC double glazed windows with fitted blinds to front aspect, radiator, door to landing.

Bedroom Two

12' x 8'11" into recess (3.66m x 2.72m into recess)

uPVC double glazed window with fitted blinds to rear aspect, radiator, fitted wardrobe, door to, landing.

Bedroom Three

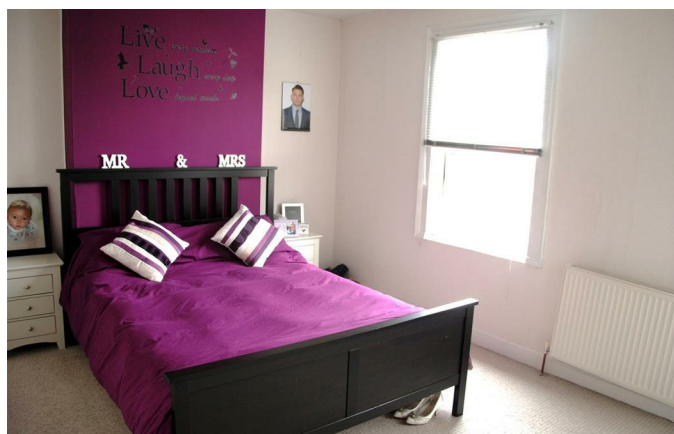
10'6" x 8' (3.20m x 2.44m)

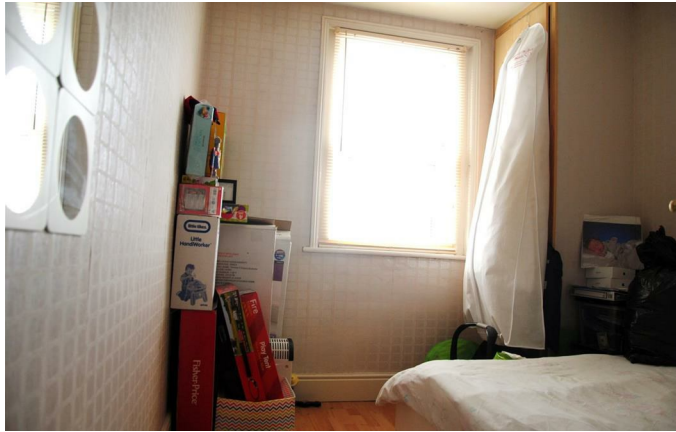
uPVC double glazed window with fitted blinds to rear aspect, radiator, access to insulated loft space, cupboard housing wall mounted Glow Warm gas boiler, door to landing.

Rear Garden and Parking

approx 65' x 14'10" (approx 19.81m x 4.52m)

Large patio to rear of property, lawn with shrub borders plus a small tree, stepping stone path to graveled parking area for one car with double wooden gates for access, garden shed, all enclosed by wooden fencing.





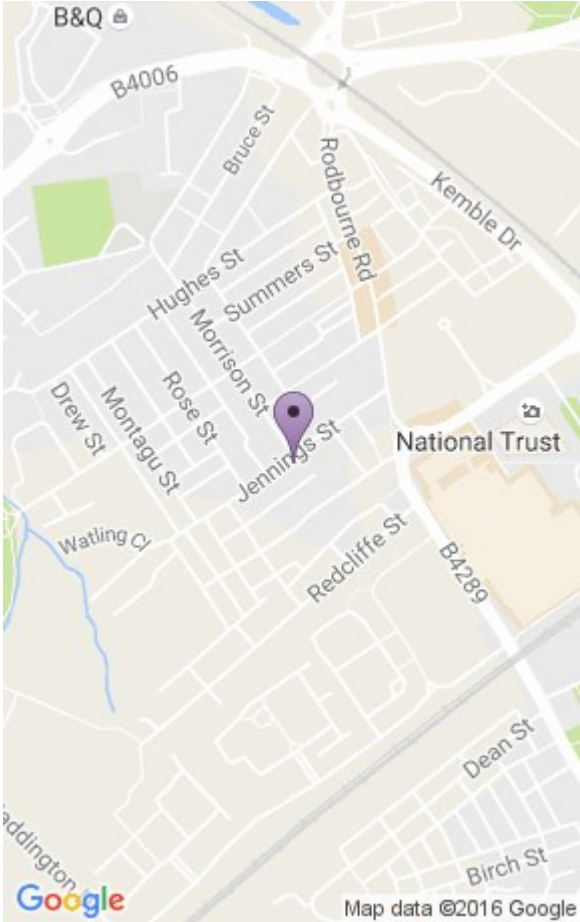


GROUND FLOOR



1ST FLOOR

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	