

PROPERTY PARTICULARS

WHITBY GROVE, RODBOURNE CHENEY, SWINDON, SN2 1NA
Whitby Grove, Rodbourne Cheney, Swindon, Wiltshire, SN2 1NA

£199,999



A spacious, two-bed, end of terrace house in Rodbourne Cheney. Features a DRIVEWAY for two cars, enclosed, rear garden and a two reception rooms. 10 Minutes from Town Centre & Rail Station

Bedrooms 2

Living Rooms 2

+ End of Terrace House

+ Good Sized, Enclosed Rear Garden

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Moovahome are pleased to offer this spacious, two-bedroom, end of terrace house located in the sought-after location of Rodbourne Cheney, Swindon. The property consists of two reception rooms, a good-sized kitchen, two double bedrooms and a family bathroom. Additional benefits include a driveway for two cars, a large, enclosed rear garden and a recently installed combi boiler. A viewing is highly recommended with flexible.

Situation

Rodbourne Cheney is a popular residential location situated just five/ten minutes from Swindon's Town Centre and has excellent access to Great Western Way which acts as a through road across Swindon and allows for Junction 16 of the M4 to be reached in just 10 minutes. Swindon's Rail Station is located just a five/ten minute drive from the property and a regular service to London Paddington leaves from Swindon every half an hour.

Local amenities include a number of nearby pubs, convenience stores, parks, churches and two supermarkets including Farm Foods and Co-Op. In addition to these amenities the property is just minutes from the popular Oasis' leisure facility. Swindon's Town Centre also offers a range of bars, restaurants and shops. The property is located within the catchment area for a range of schools including Ferndale Primary and Nursery School.

Entrance Hallway

A part glazed, UPVC front door provides access to the property. Newly fitted carpet laid throughout and a wall mounted radiator. Carpeted stairs to the first floor and internal wooden doors give access to the two reception rooms.

Dining Room/Potential Bedroom 3 – 3.49m x 3.17m

Newly fitted carpet laid throughout and a wall mounted radiator. A large UPVC double glazed bay window to the front of the property.

Lounge – 3.33m x 4.30m

Carpet laid throughout and wall mounted radiator. A rear aspect UPVC double glazed window and a concrete finished fireplace. An under-stairs storage cupboard housing the fuse box and storage space. An internal wooden door gives access to the kitchen

Kitchen – 3.69m x 2.45m

Laminate wood flooring laid throughout and a vertical wall mounted radiator. Two UPVC double glazed windows to the front and side of the property. A range of fitted wood wall and base units and wooden worktops complete with a green patterned finish and splashback tiles throughout. A stainless-steel sink unit complete with a mixer tap and drainer. An integrated range cooker complete with an extractor hood fitted over the top. An integral fridge/freezer and space for an under worktop washing machine. The kitchen is complete with a range of recessed ceiling spotlights.

First Floor

Landing

Newly fitted carpet laid throughout and a side aspect UPVC double glazed window. A ceiling mounted smoke alarm

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and doors internal wooden doors to Bedrooms 1, 2 and Bathroom complete.

Bedroom 1 – 3.32m x 4.32m

A double bedroom with newly fitted carpet laid throughout. A wall mounted radiator and x2 UPVC double glazed window to the front of the home. A single shower cubicle complete with an electric shower and tiling is fitted. A ceiling mounted extractor fan completes.

Bedroom 2 – 3.51m x 2.76m

A double bedroom with newly fitted carpet laid throughout. A wall mounted radiator and a UPVC double glazed window to the rear of the house. A wall mounted Carbon Monoxide alarm and a wooden hatch gives access to the loft space.

Bathroom – 2.51m x 1.39m

A white suite comprising of a low-level W.C, wash hand basin and a panelled bath complete with an electric, wall mounted shower. Tiled flooring laid throughout and a UPVC double glazed, rear aspect window. A range of splashback tiles fitted throughout. The bathroom is complete with a wall mounted, heated towel rack.

Garden

A large, enclosed rear garden comprising of a lawn, patio and a raised decking area. The garden is bordered by enclosed board fencing throughout and is complete with two sheds, with one housing the tumble dryer and an electric supply.

Driveway and Parking

A good-sized driveway to the front of the home with space for two cars. Additional street parking is available to the front of the house and throughout Rodbourne Cheney.

The Energy Performance Certificate rating for the property is D

The Council Tax Band for the property is C

Viewings strictly by appointment.

These particulars have been prepared by Moovahome Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Ltd advise any potential purchaser to check the property fully prior to submitting an offer of purchase.

Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.