



26 Montagu Street, Rodbourne, Swindon, SN2

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Price Guide £260,000 Leasehold



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**26 Montagu Street, Rodbourne, Swindon, SN2 2HL**

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THIS WELL PRESENTED THREE BEDROOM FAMILY HOME IS SITUATED IN THE POPULAR AREA OF RODBOURNE WITHIN WALKING DISTANCE OF A FANTASTIC RANGE OF AMENITIES. THE PROPERTY HAS BEEN EXTENDED TO THE GROUND FLOOR AND OFFERS SPACIOUS ACCOMMODATION COMPRISING: A WELCOMING ENTRANCE HALL, LOUNGE WITH FIREPLACE, OPEN PLAN TO A SPACIOUS DINING ROOM WITH DOOR TO GARDEN, A WELL APPOINTED KITCHEN OFFERING A RANGE OF RE-FITTED UNITS, BREAKFAST BAR AND A FURTHER DOOR TO GARDEN. TO THE FIRST FLOOR THERE ARE TWO LARGE DOUBLE BEDROOMS, A SINGLE BEDROOM AND A RE-FITTED BATHROOM. OUTSIDE THE PROPERTY HAS A DELIGHTFUL GOOD SIZE GARDEN WHICH IS MAINLY LAID TO LAWN AND WELL STOCKED WITH A VARIETY OF TREES AND SHRUBS. THERE IS A STONE CHIPPED SEATING AREA WITH PERGOLA AND ACCESS TO REAR LEADING TO THE SINGLE GARAGE. ON STREET PARKING IS AVAILABLE WITHOUT PERMIT

## Situation

Rodbourne is a popular residential area close to local amenities including shops, supermarkets, hairdressers, dentist, doctors and good primary and secondary schools. The Mcarthur Glen Designer Outlet is within easy reach and Swindon town centre is approx 2 miles distant with its range of shopping and leisure facilities and mainline railway station with service to London, Paddington in 55 minutes . Junction 16 of the M4 is approx 4 miles distant.

- THREE BEDROOMS
- GARAGE
- GOOD SIZE GARDEN
- RE-FITTED EXTENDED KITCHEN
- RE-FITTED BATHROOM
- OPEN PLAN LIVING/DINING ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT

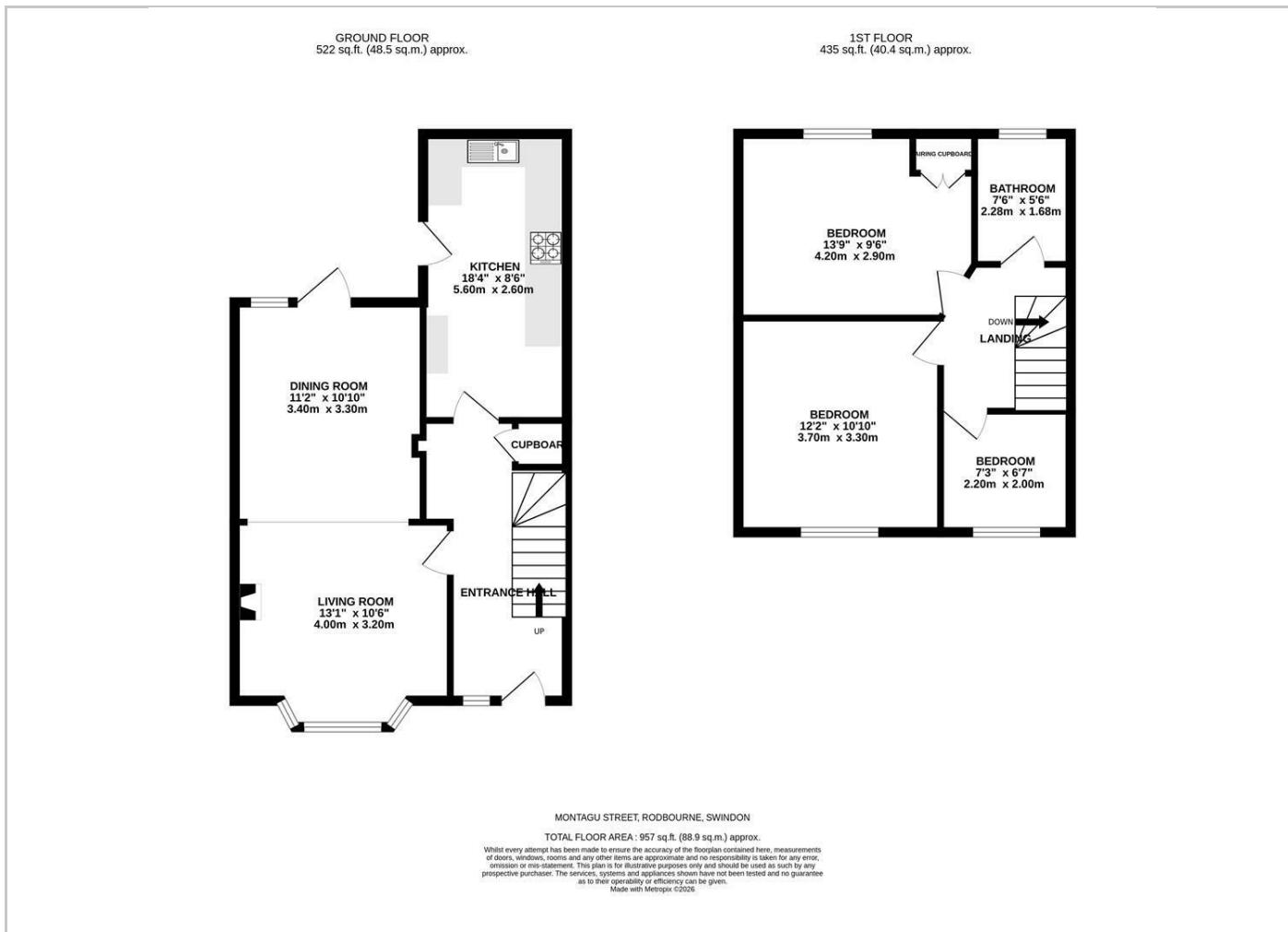
Council Tax Band: C

## Viewing Arrangements

For an appointment to view please call Chappells on 01793 618080 or email [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



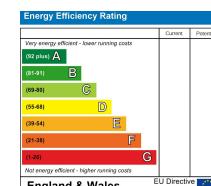
## Floor Plans



## Area Map



## Energy Performance Graph



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