



26 Montagu Street, Rodbourne, Swindon, SN2

2HI
Price Guide £260,000 Leasehold





26 Montagu Street, Rodbourne, Swindon, SN2 2HL

Price Guide £260,000 Leasehold

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 COMPRISES: A WELCOMING ENTRANCE HALL, LOUNGE WITH FIREPLACE, OPEN PLAN TO A SPACIOUS DINING ROOM WITH DOOR TO GARDEN, A WELL APPPOINTED 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

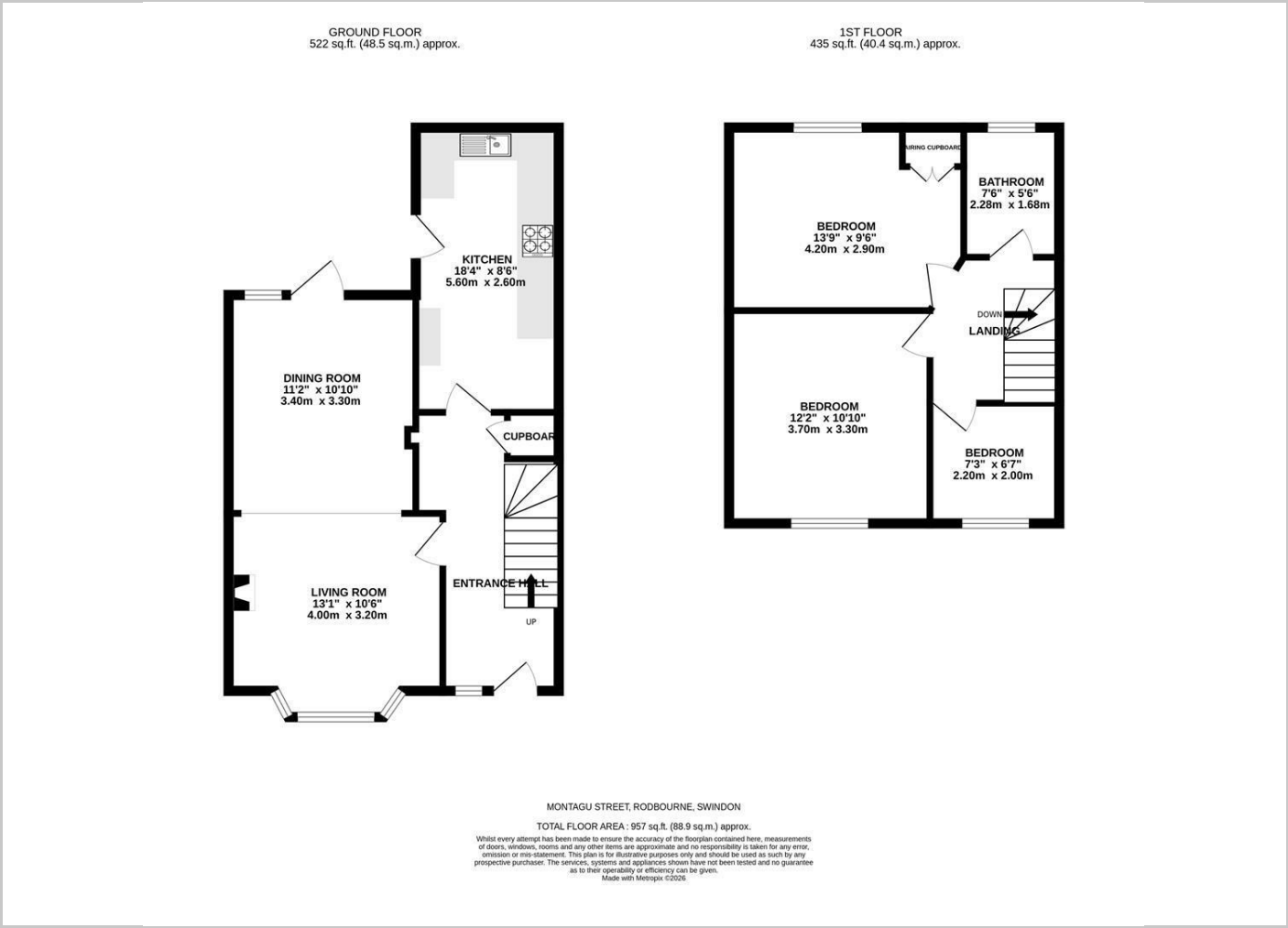
Council Tax Band: C

Viewing Arrangements

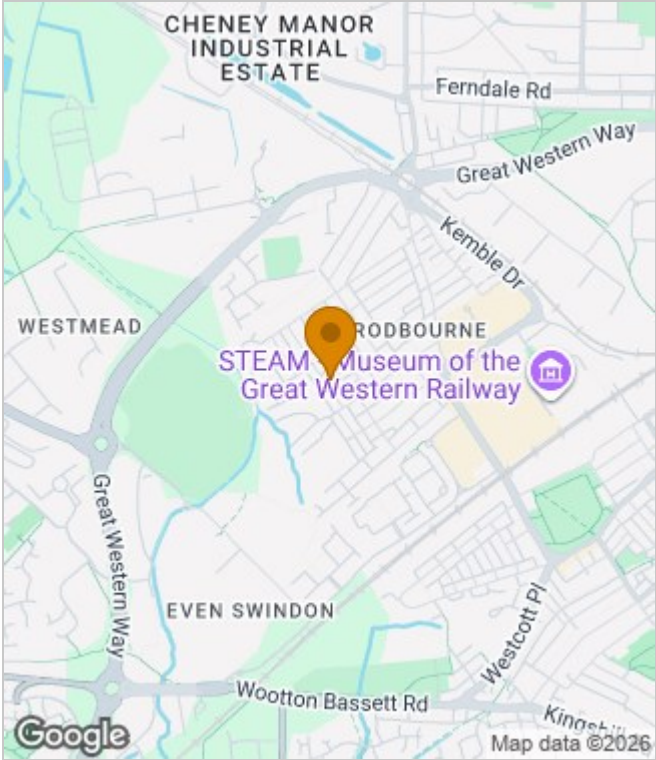
For an appointment to view please call Chappells on 01793 618080 or email sales@chappells.uk.com



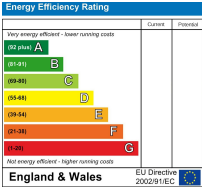
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35-36 Newport Street, Swindon, Wiltshire, SN1 3DP 01793 6180 sales@chappells.uk.com ww.chappells.uk.com

