



Newland Road, Rodbourne Cheney, SN25 3BP

Guide Price £355,000

A Spacious and Well Presented Three Bedroom Detached Bungalow occupying a generous corner plot and ideally located in the highly sought-after Rodbourne Cheney area of Swindon.

The accommodation comprises: Entrance Hall, Spacious Living Room overlooking the Rear Garden, a light and airy Fitted Kitchen opening into the Sunroom, Three well-proportioned Bedrooms and a Shower Room.

Additional benefits include uPVC double glazing and gas fired radiator central heating.

Externally, the property boasts a fantastic, generous sized wraparound Rear Garden situated on a corner plot, being mainly laid to patio, with lawned areas, established flowers and shrubs, pond and vegetable beds. Side access leads to the Detached Single Garage and Driveway to the rear.

Within walking distance to local shops, schools and amenities. Good transport links leading to the North Swindon Orbital Centre.

An early viewing is highly recommended to fully appreciate the space this bungalow has to offer.

EPC Rating - D
Council Tax Band - D







Disclaimer: While we have made every effort to make our sales particulars reliable and accurate, please be aware that they are only a general guide to the property and do not form part of any contract or offer. We suggest that any prospective buyer gains verification from their solicitor. Measurements and Services: The approximate room sizes on these details are intended as a guide only and the buyer is advised to verify the dimensions carefully before legal completion. Please note that CHARLES HARDING ESTATE AGENTS have not tested any of the equipment or appliances in this property and cannot verify that they are in working order.

North Swindon

Unit 2, Greencote House, Redhouse Village,
Redhouse, Swindon SN25 2NT

Call: 01793 734001

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Royal Wootton Bassett

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Call: 01793 674788

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Town Centre

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Call: 01793 430588

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Old Town

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Call: 01793 641857

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Gorse Hill

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Swindon SN2 1AA

Call: 01793 535872

Email: lee.thrush@charles-harding.co.uk

Registered Office: Old Station House, Station Approach, Newport Street, Swindon SN1 3DU

Registered in England and Wales

Registered No: 5111365

VAT No. 836 8044 13



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

90.9 m²
977 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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