

CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Mulberry Grove

Swindon

SN2 1HU

Guide Price £220,000

35 Mulberry Grove, Rodbourne Cheney, SN2 1HU

A Well-Presented and Newly Decorated Three-Bedroom Semi-Detached Family Home, situated within the popular area of Rodbourne Cheney, Swindon.

The spacious accommodation comprises; Entrance Hall, a bright and comfortable Living Room, separate Dining Room and a well-appointed Fitted Kitchen.

To the first floor are two generous Double Bedrooms, a further Single Bedroom and a newly fitted shower room, installed in February 2026.

The property benefits from double glazing throughout, including patio doors, with the units replaced in 2017 and gas-fired radiator central heating, with a new combination boiler installed in 2019. Further improvements include a new roof and insulation fitted in 2017, as well as new carpets throughout, fitted in August 2026.

Externally, the property boasts gated side access leading to a well-maintained rear garden of approximately 80ft, which is mainly laid to lawn. The garden also benefits from a large brick-built storage shed, providing useful additional storage along with an outdoor w.c.

The property has also benefited from a comprehensive programme of improvements, including the removal of the existing asbestos roof and installation of a new profiled metal roof, along with new loft insulation. The external walls were stripped back to expose the steel frame and columns, with any identified rusty stanchions replaced following assessment by a structural engineer. New uPVC windows and doors have also been installed, together with a new external insulation system comprising 100mm dense, fire-rated expanded polystyrene insulation, finished with a cement silicone render.

Close to shops, schools, amenities and great transport links to the North Swindon Orbital or Swindon Town Centre being Offered For Sale with No Onward Chain, an Early Viewing Appointment is Highly Recommended.

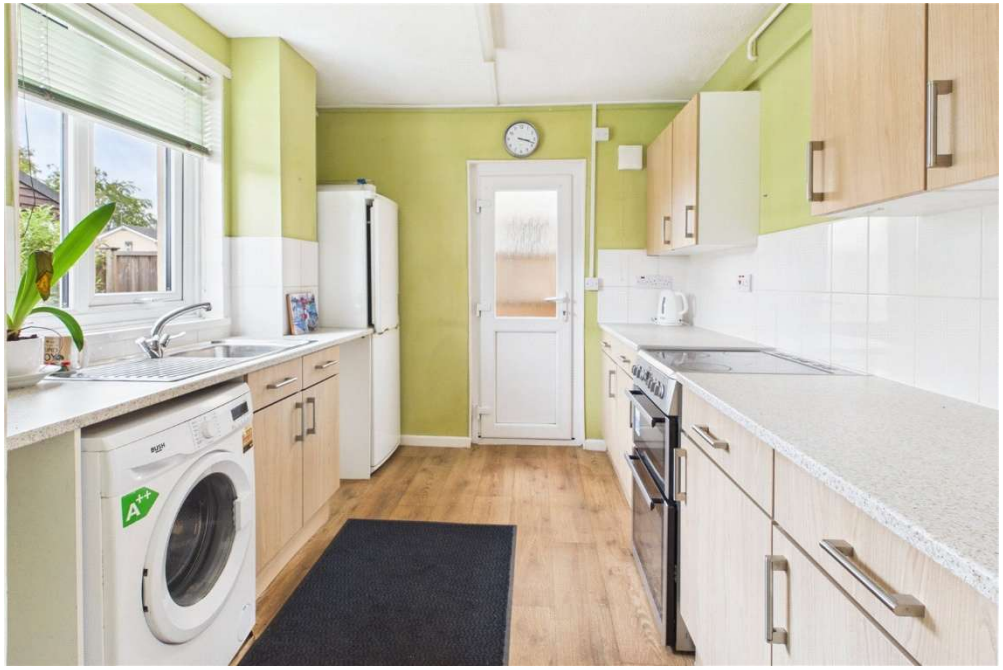
Council Tax Band – B
EPC Rating - TBC





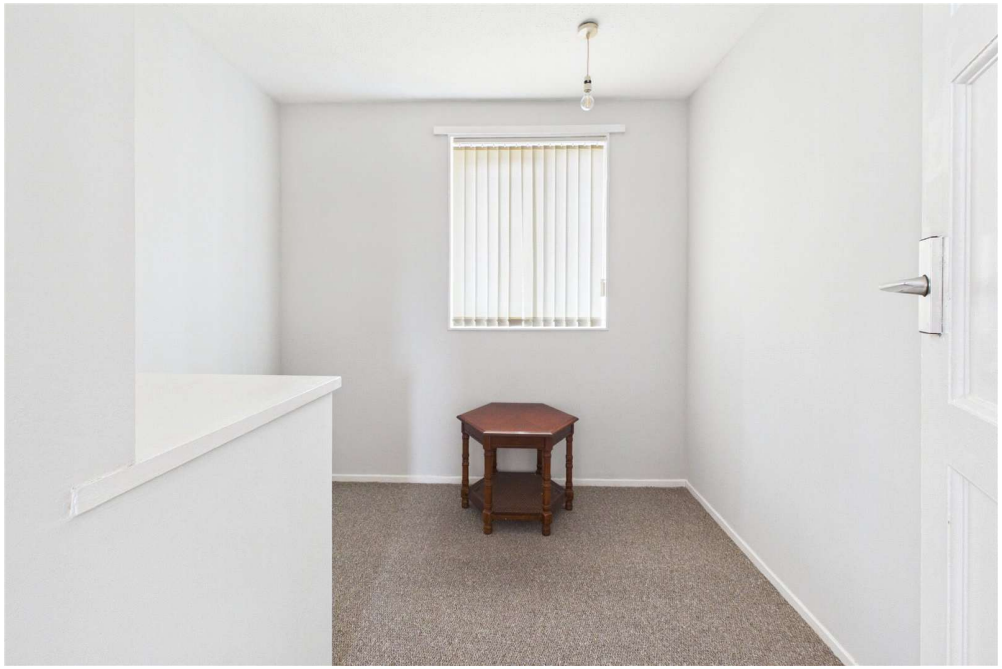


















Charles Harding Estate Agents - Gorse Hill
71 Cricklade Road
Gorse Hill
Swindon
SN2 1AA

T: 01793 535872
E: gorsehill@charles-harding.co.uk
www.charles-harding.co.uk

Charles Harding Estate Agents Ltd. Registered in England and Wales.
Registered Office: 37 Wood Street, Old Town, Swindon, SN1 4AN

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