



108 Bruce Street, Swindon  
Wiltshire, Offers Over £200,000

Waymark

# Bruce Street, Swindon SN2 2EN

Wiltshire

Freehold

No Onward Chain | Terraced Property | Three Bedrooms | Open Plan Sitting / Dining Room | Kitchen/Breakfast Room | Spacious Garden | Garage | Established And Popular Location

## Description

\*\*\*Open house for viewings on the 8th of October, by appointment only\*\*\*

Three bedroom mid terrace property which is located within the popular and established location in Rodbourne. The property is walking distance from amenities and local schooling and benefits from open plan sitting/dining room as well as a spacious garden and garage.

The property is in need of modernising throughout and comprises; Entrance hall with access to under-stairs storage cupboard, open-plan sitting/dining room with french doors out to the garden, kitchen/breakfast room with access to garden, landing, family bathroom and three bedrooms.

Outside there is a small front garden which is paved. The rear garden is spacious and fairly private. The garden is mainly laid to lawn and benefits from a garage to the rear of the garden as well as pedestrian access. There is both power and lighting in the garage.

The property is freehold and is connected to mains gas, electricity, water and drainage.

## Location

Bruce Street is on the edge of Rodbourne in Swindon. The property is walking distance to amenities, local schooling and is less than a ten minute drive to the Swindon's Great Western Hospital and junctions 15/16 of the M4. Swindon's Town Centre and Rail Station are situated just a 5 minute drive from the property.

## Viewing Information

By appointment only please.

## Local Authority

Swindon Borough District Council.

Tax Band: B



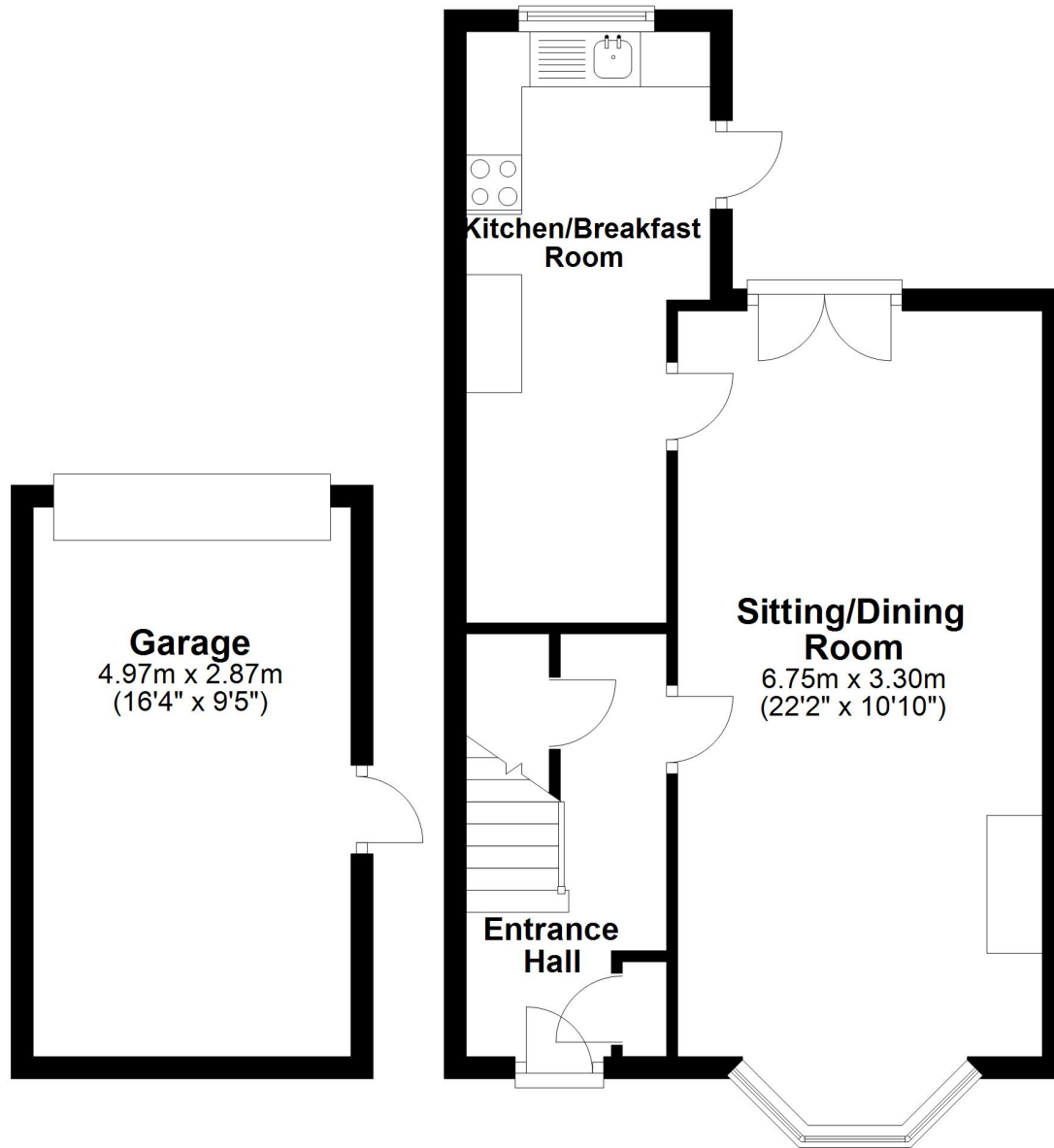
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

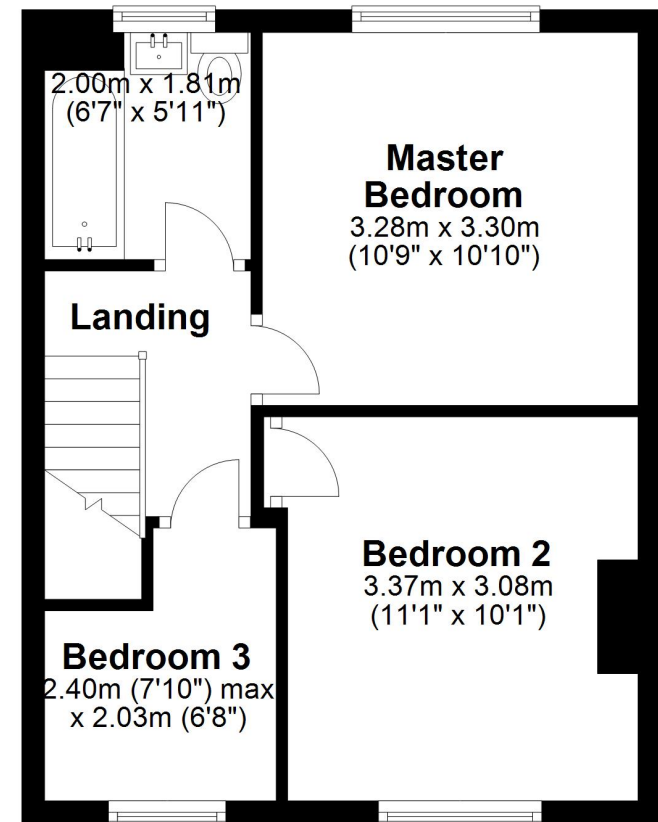
## Ground Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



**Total area: approx. 90.1 sq. metres (969.7 sq. feet)**

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

