



alan
hawkins

Collett Avenue, Swindon, SN2 1NG

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Generous South Facing Rear Garden
- Separate Dining Room
- Modern Bathroom
- Upvc Double Glazing

- Three Bedroom Semi Detached
- Bay Windowed Living Room
- Attached Garage
- Modern Electric Boiler



36 Collett Avenue Swindon, SN2 1NG

£299,995

For sale with NO ONWARD CHAIN is this generous EXTENDED three bedroom semi-detached house with feature bay windowed living room, attached garage generous and c70ft SOUTH FACING REAR GARDEN centrally located within Rodbourne Cheney, Swindon.

This generous home offers internally an entrance porch and hallway, bay windowed living room with feature electric fireplace and open archway through to a separate dining room, patio doors opening to a garden room, kitchen & utility area providing access to the rear garden and internal access to the attached garage.

The first floor living space includes two good size double bedrooms, one generous single bedroom and a modern family bathroom with shower over bath. Externally to the front is driveway parking and to the rear is a c70ft south facing rear garden.

Additional benefits of this property include uPVC double glazing, a modern electric boiler, mains water & drainage and estimated download speed with Sky between 780 - 930 Mb/s.

For more information or to arrange a viewing contact Alan Hawkins Property Sales today.



Viewings

By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222

Council Tax: Swindon Borough Council

Tax Band For information on tax banding
and rates, please call Swindon Borough
Council

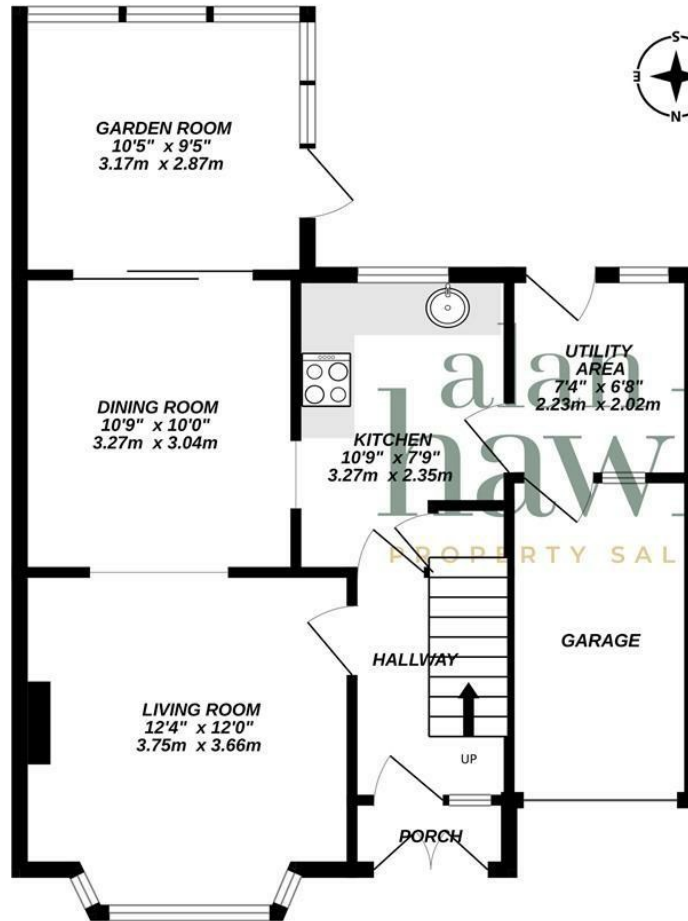
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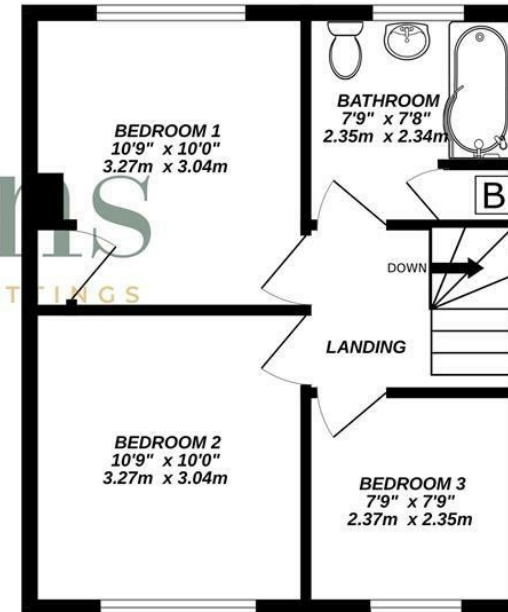
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	20	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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