



62 Avenue Road, Swindon, SN1 4DA

Price Guide £400,000 Freehold







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A charming and deceptively spacious three double bedroom period home, situated on Avenue Road in the heart of Old Town. The property enjoys pleasant character features such as a bay fronted living room with feature fireplace, red brickwork and ornate decorative features to name a few. There is a traditional dining room along with a useful family room that could serve many purposes, both of these link to the garden room. The modern fitted kitchen includes an integral electric oven, four burner gas hob with extractor over, space for a dishwasher and washing machine along with a good range of cupboards at eye and base level.

On the first floor there are two double bedrooms along with a generous sized family bathroom with storage to include; wc, pedestal basin and both bathtub and shower. The attic has been converted to offer an impressive dual aspect master suite with fitted storage along the side and into the eaves.

Outside there is a good sized West facing garden with a patio terrace and main area laid to lawn. The property includes secured gated parking to the rear of the garden. Chappells recommend an early viewing of this beautiful property.



## Situation

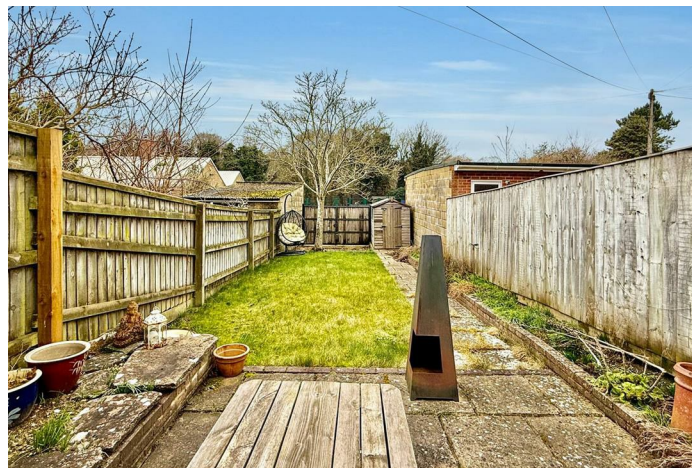
Avenue Road is a delightful tree lined residential road in the heart of Old Town. The Old Town is just a few minutes walk away where you will find a choice of boutique shops, bars, restaurants, coffee shops, supermarkets and the beautiful Town Gardens. The highly regarded Lethbridge primary school and Commonweal Secondary school are both within a short walk. There are great access links to both J15 & 16 of the M4 and the Great Western Hospital is only a five minute drive away. Swindon offers a mainline railway station London to Paddington in c.55mins.

- RED BRICK PERIOD PROPERTY
- FEATURE FIREPLACES
- THREE DOUBLE BEDROOMS
- GATED REAR DRIVEWAY
- WEST FACING GARDEN
- BAY FRONTED LIVING ROOM
- FAMILY ROOM
- MOTIVATED VENDOR

Council Tax Band: C

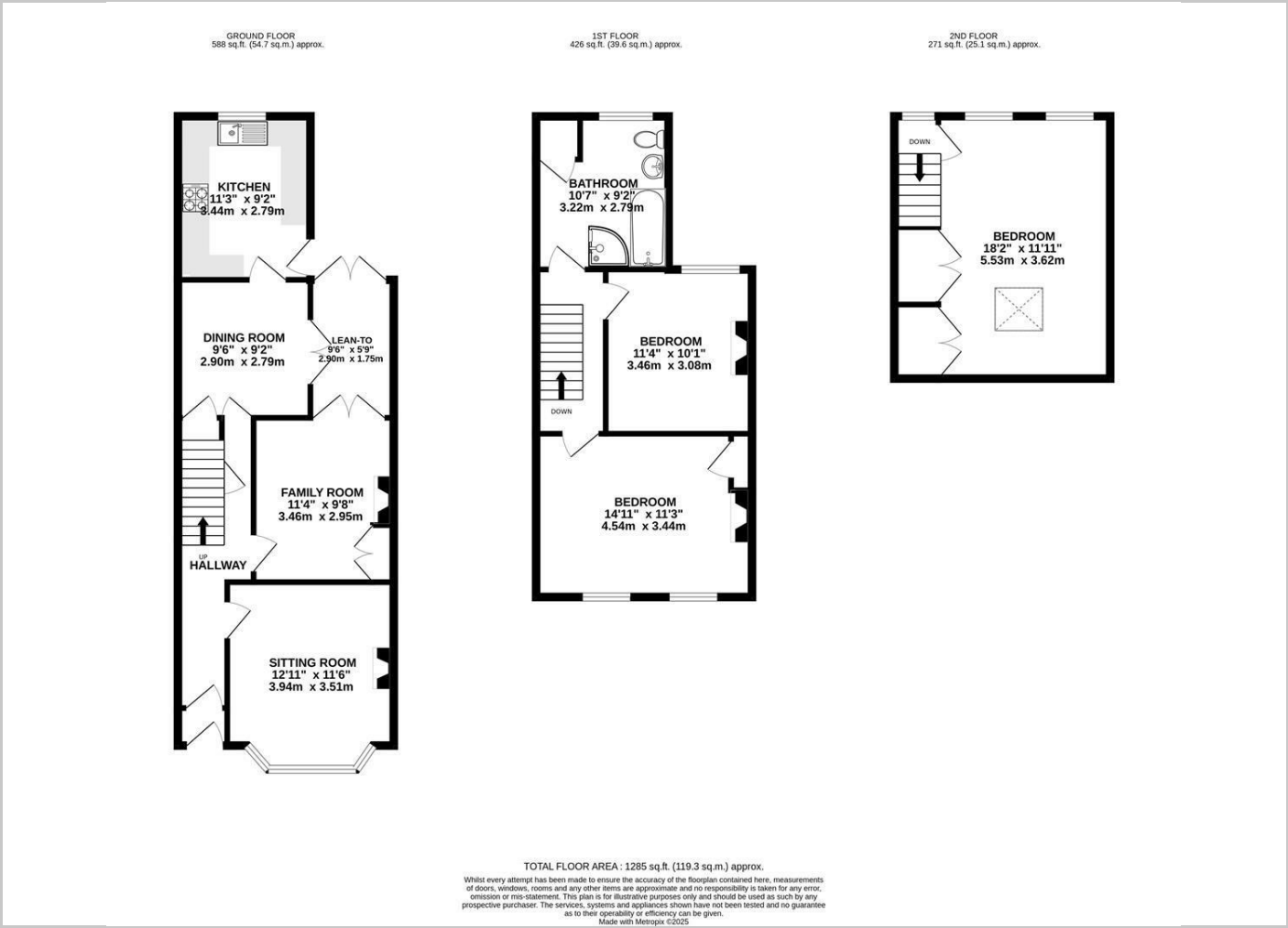
## Viewing Arrangements

For an appointment to view, please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)

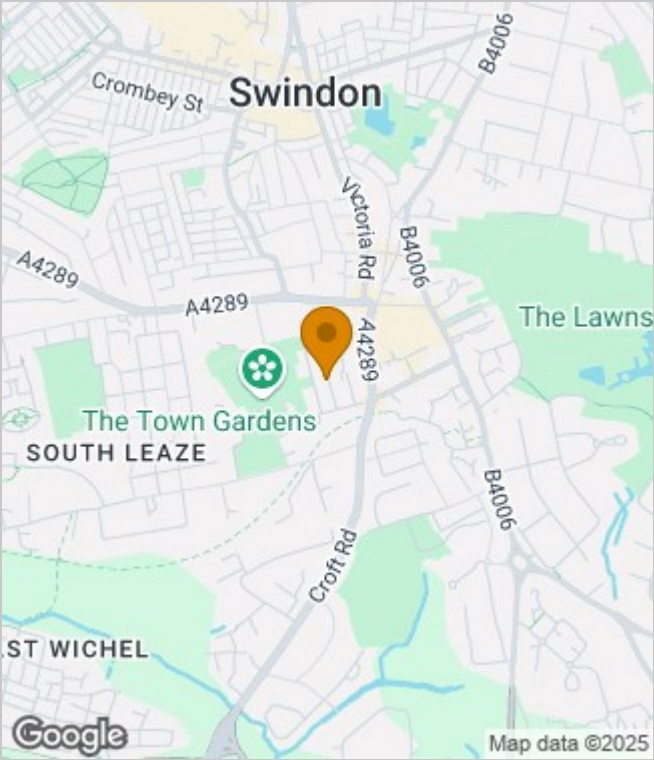




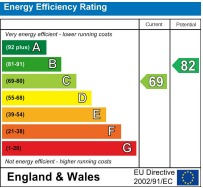
Floor Plans



Area Map



Energy Performance Graph



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