



2 Bedroom Semi-Detached House £225,000

53 Banwell Avenue, Swindon, SN3 2NW

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## 2 Bedroom Semi-Detached House Park North

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- END TERRACE HOUSE
  - TWO DOUBLE BEDROOMS
  - PLANNING PERMISSION GRANTED
  - FULLY ENCLOSED GARDEN
  - SOLAR PANELS
  - BLOCK PAVED DRIVEWAY
- 



A two bedroom end terrace property with planning permission for a two story extension. Accommodation currently comprises generous sitting room, kitchen, two double bedrooms, bathroom, rear garden and block pave driveway.



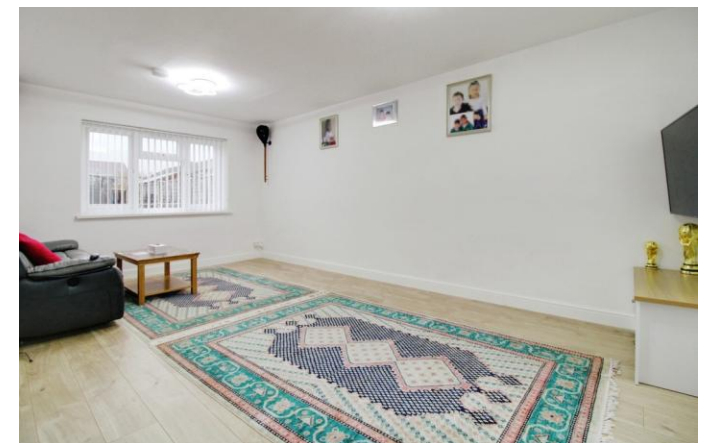


## THE PROPERTY

An end terraced property ideal for first time buyers, and investors and with the added benefit of planning permission for a two storey extension. To the ground floor there is a generous dual aspect sitting room and fitted kitchen with door to rear. The first floor has two double bedrooms and family bathroom with three piece suite. To the front of the property there is a newly laid block paved driveway and side access to the generous rear garden which is mainly laid to lawn with patio area.

There is planning permission for a two storey extension to the side and rear. Further details can be found on the Swindon Borough council website with the reference:

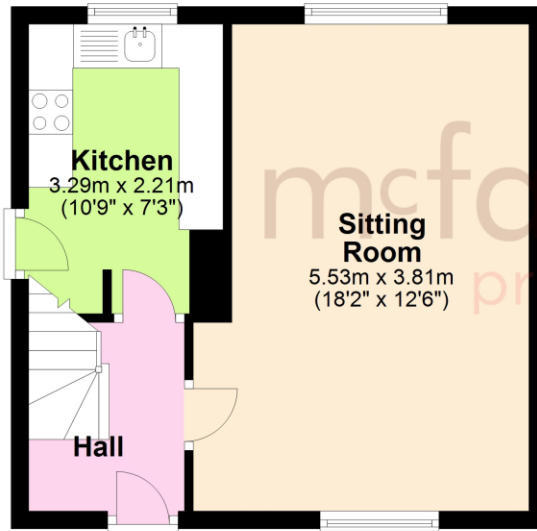
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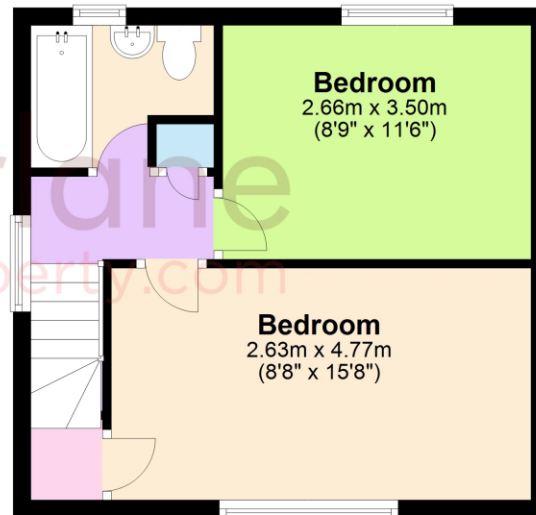
### Ground Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)




Total area: approx. 62.1 sq. metres (668.0 sq. feet)

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**If you would like to view this  
property then please get in touch.**

 01793 296880

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#### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

 01793 751044

#### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

 01672 514380

#### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

 01793 296880

#### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements