for sale

£290,000



Sunnyside Avenue Swindon SN1 4ND

A great opportunity to own this three bedroom semi-detached house which offers an entrance porch, two reception rooms and kitchen downstairs while upstairs you will find two double bedrooms, a third bedroom and family bathroom. In need of modernisation throughout, this is a real diamond in the rough





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# Sunnyside Avenue Swindon SN1 4ND

# **Ground Floor Accommodation**

#### **Entrance Porch**

Double Glazed Door to the Front, Double Doors Leading to Entrance Hall

#### **Entrance Hall**

Access to Lounge, Dining Room, Kitchen and Stairs Leading to First Floor

#### Lounge

11' 11" x 11' (3.63m x 3.35m)

Double Glazed Bay Window to Front, Feature Fire Place, Radiator

# **Dining Room**

11' 10" x 10' 9" ( 3.61m x 3.28m )
Double Glazed Patio Doors to Rear Garden, Gas Fire Place

#### Kitchen

8' 10" x 6' 11" ( 2.69m x 2.11m )
Double Glazed Window to Rear, Double Glazed Obscure Door to Side, Range of Base Units with Work Surface Over, Tiled Splash Back, Boiler, Stainless Steel Sink with Draining Board







# **First Floor Accommodation**

Bedroom 1 11' 5" x 10' 6" ( 3.48m x 3.20m ) Double Glazed Bay Window to Front, Alcoves Either Side of the Chimney Breast Wall, Radiator

#### **Bedroom 2**

11' 6" x 10' 7" ( 3.51m x 3.23m ) Double Glazed Window to Rear, Radiator

#### Bedroom 3

7' 10" x 7' (2.39m x 2.13m)
Double Glazed Window to Front, Radiator

#### **Bathroom**

Double Glazed Window to Rear, Three Piece Suite comprising of WC, Wash Hand Basin, Panel Bath with Shower & Screen Over

### **Outside**

#### **Front Garden**

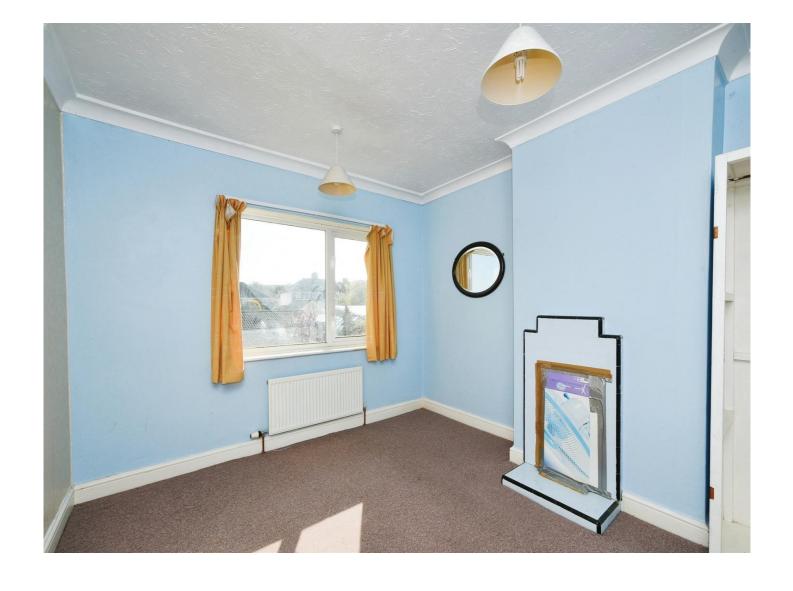
Raised Planted Area, Concrete Path leading to Front Door, Side Gate Access to Rear Garden

#### Rear Garden

Rear Garden Enclosed to Fence Panels, Storage Shed

#### Garage

Access via Rear Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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