

for sale

offers in excess of **£425,000**



Goddard Avenue Swindon SN1 4HX

Located in the sought area of GODDARD AVENUE, Old Town, three bedroom DETACHED family home. Property offers SPACIOUS accommodation comprising three reception rooms, kitchen, utility room, three double bedrooms, family bathroom, GARAGE, OFF ROAD PARKING, and a rear garden.



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Ground Floor Accommodation

Entrance Porch

Double glazed door to front aspect. Tiled flooring. Access to the entrance hall.

Entrance Hall

Door from entrance porch. Access to the large entrance. Small under stairs cupboard. Stairs rising to the first floor accommodation. Tiled flooring. Access to the lounge, dining room and breakfast room.

Lounge

16' 8" x 14' 8" (5.08m x 4.47m)

Double glazed bay window to front aspect. Large characterful brick open fireplace with wooden surround and tiled hearth. Single glazed window to either side of the fireplace. Radiator. TV point.

Dining Room

17' 1" x 11' 1" (5.21m x 3.38m)

Double glazed patio doors to the rear aspect giving access to the garden. Large brick feature fireplace with wooden surround and tiled heath. Wooden flooring.

Breakfast Room

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear aspect. Radiator. Fireplace. Storage cupboard. Access to the kitchen.

Kitchen

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to side aspect. Double glazed door providing access to the garden. Access to the utility room. Fitted kitchen.



Utility Room

Double glazed window to side aspect. Access to the cloakroom and kitchen.

Cloakroom

Single glazed window to rear aspect. Suite comprising low level WC. Wash hand basin. Radiator. Access to the utility room.

First Floor Accommodation

Landing

Stairs rising from the entrance hall. Storage cupboard. Radiator. Skylight to the roof.

Bedroom One

15' 3" x 11' 1" (4.65m x 3.38m)

Double glazed bay window to front aspect. Radiator. TV point.

Bedroom Two

14' 7" x 12' 2" (4.45m x 3.71m)

Double glazed window to front aspect. Double glazed window to side aspect. Radiator. Single glazed window through to the landing.

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscured double glazed window to rear aspect. Suite comprising bath, separate shower cubicle. WC, WHB. Shaver point. Part tiled. Radiator.

External Features

Rear Garden

Enclosed by fence panels with both lawn and decking areas.

Garage & Parking

Single detached garage located to the rear of the garden. Roller door. Power and lighting. Parking is accessed via the rear of the garden. Off road parking for one vehicle.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: SND102644 - 0002

Tenure: Freehold

EPC Rating: E

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