



13 Burford Avenue, Old Walcot, Swindon, Wiltshire, SN3 1BU
£300,000

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Welcome to Burford Avenue, Old Walcot, Swindon - an ideal location for this three-bedroom semi-detached house. Built in the 1930s-1950s, this property offers great potential for those looking to create their dream home.

To the downstairs is a good sized, open-plan lounge/ diner and a modern fitted kitchen. The property boasts three bedrooms, offering great space for a growing family or those in need of a home office.

Although in need of modernisation, this house presents a fantastic opportunity to design and refurbish to your own taste and style. The driveway parking is a convenient feature with scope to be expanded to accommodate more cars.

To the rear you will find a good-sized rear garden, ideal for a keen gardener or a great family space, with plenty of space to be used to extend the house if required (STPP).

The integral garage offers extra storage space and could also be converted into another reception room if required.

Don't miss out on the chance to transform this property into a beautiful and comfortable living space. Contact us today to arrange a viewing and envision the endless possibilities that this house on Burford Avenue has to offer.

Front Garden

approx 20' x 24' (approx 6.10m x 7.32m)

Good size front garden with lawn to centre and shrub borders, brick wall surround, gated driveway, outside light, garage with up and over door, door to porch.

Entrance Porch

2'3" x 5'7" (0.69m x 1.70m)

uPVC porch, half glazed entrance door, tiled floor, boxed in gas meter, uPVC door to hallway





Hallway

12'7" x 5'7" into 2'8" (3.84m x 1.70m into 0.81m)

uPVC entrance door, radiator, stairs to first floor, small understairs cupboard, understairs pantry with side window, door to lounge and kitchen, laminate flooring.

Lounge / Diner

25' x 11'6" into 10'8" (7.62m x 3.51m into 3.25m)

Large double glazed bay window to front aspect, uPVC patio doors to garden, two radiators, feature marble fire place with integrated flame effect gas fire and Bermuda Baxi back boiler, laminate flooring.

Kitchen

11'3" x 6'5 (3.43m x 1.96m)

Two uPVC windows to left aspect plus small uPVC to right. A selection of modern cream kitchen units at both eye and base level, matching work tops and splash back, part tiled walls, integrated Hoover hob with extractor over plus Hoover electric oven within small tower unit with storage under, single bowl stainless steel sink unit with mixed tap over, space for fridge / freezer, half glazed uPVC door to utility room.

'L' Shaped Utility and WC

utility 8'5" x 3'5" into 8'6" x 3'5" (utility 2.57m x 1.04m into 2.59m x 1.04m)

Utility with single glazed windows, tiled floor, plumbing for washing machine, power and light, half glazed door to garden, door into WC, light, and window to side, tiled floor

Stairs to first floor

7'3" x 6'2" (2.21m x 1.83m0.61m)

From hallway stairs with balustrade to first floor landing, uPVC window to side aspect, doors to all bedrooms and bathroom, access to insulated roof space..

Bathroom

6'9" x 6'1" (2.06m x 1.85m)

Opaque uPVC window to rear aspect. A white bathroom suite comprising WC, pedestal wash basin, panelled bath with mains shower over, shower screen, radiator, towel rail, laminate flooring, part tiled walls.

Bedroom two

10'5 x 11'6 (3.18m x 3.51m)

uPVC window to rear aspect, radiator, corner cupboard housing immersion tank.

Bedroom one

13'6 x 11'6" (4.11m x 3.51m)

Large bay with uPVC windows, radiator

Bedroom Three

7'3" x 5'9" (2.21m x 1.75m)

uPVC window to front aspect

Rear Garden

approx 18' x 7'5" and 10'2" x 12'9" into 70 x 25' (approx 5.49m x 2.26m and 3.10m x 3.89m into 21.34m)

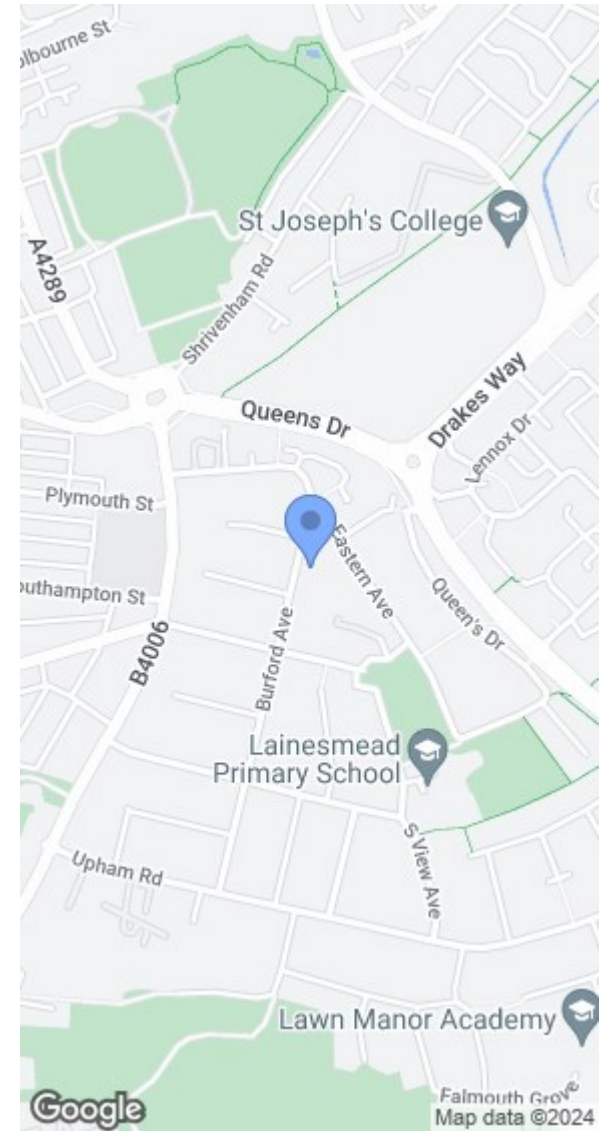
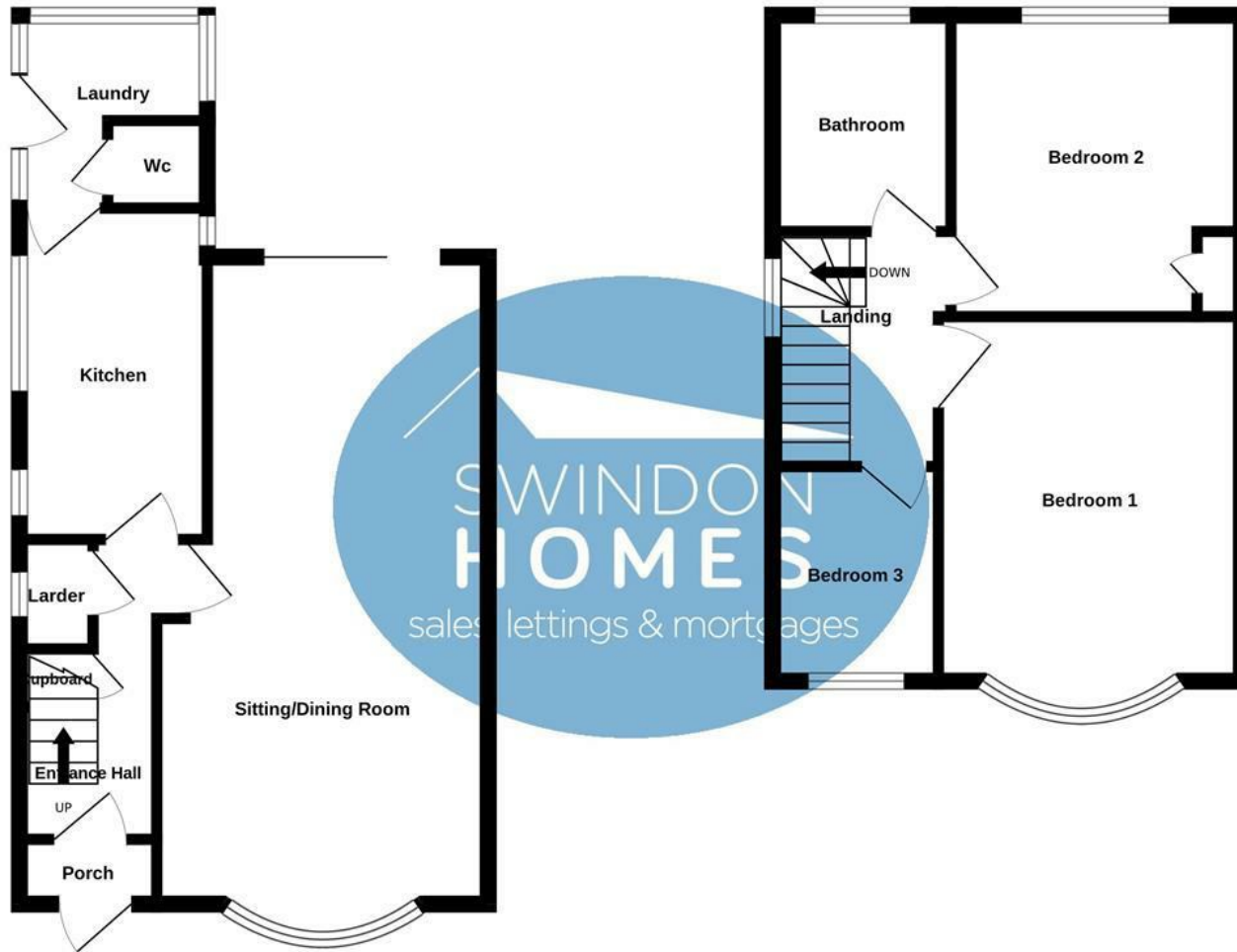
From the back door small concreted area with access to rear garage door, out side light and tap, path to rear of garden. To rear of lounge patio doors, patio area leading to rest of garden comprising a selection of small trees, shrubs and a large lawned area, garden shed, washing line.





GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
			83			
		60				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	