



44 Avening Street, Gorse Hill, Swindon, SN2 8BZ
£170,000

SWINDON
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**** NO ONWARD CHAIN ** IN NEED OF MODERNISATION**

Located on Avening Street in Gorse Hill, Swindon, this two bedroom terraced house is a great opportunity to put your stamp on a home!

The house features two spacious reception rooms, and two well-proportioned bedrooms. The bathroom and separate WC are located downstairs to the rear of the kitchen. Although the property is in need of some modernisation, it has been well taken care of and could easily be lived in whilst upgrades are made, allowing new owners to create a living space that truly reflects their style.

With no onward chain, the process of acquiring this property is made simpler, allowing for a smoother transition into your new home. This house represents great value for money in today's market, making it an attractive proposition for those looking to invest in a property with potential.

In summary, this terraced house on Avening Street is a promising opportunity for anyone looking to enter the property market or expand their investment portfolio. With its period features and the potential for modernisation, it is a canvas waiting for your creative touch. Don't miss out on the chance to make this house your home.

Entrance Hall

75" x 3'9" (22.86m x 1.14m)

Half glazed uPVC entrance door, laminate flooring, half glazed door to storage cupboard, door to lounge.

Lounge

10'9" x 7'8" (3.28m x 2.34m)

Double glazed window to front aspect, laminate flooring, wall mounted electric heater, feature fire place with electric fire.





Dining area

12'5" x 12'9" (3.78m x 3.89m)

double glazed window to rear aspect. wall mounted electric heater, cupboard housing fuse box, door to stairs, door to kitchen.

Kitchen

10'4" x 7'5" (3.15m x 2.26m)

Double glazed window to side aspect with uPVC half glazed door to garden. a selection of kitchen units at base level, water softener, stainless steel sink unit with hot and cold taps over, space for electric standalone cooker, tiled floor and walls, space and plumbing for washing machine.

Bathroom

6' x 5'1" (1.83m x 1.55m)

Opaque window to rear aspect. Bathroom suite comprising panelled bath. pedestal wash basin, tiled walls, and floor, door to WC.

WC

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

Small opaque window to rear aspect, wall mounted electric heater, WC, tiled floor and walls..

Stairs to first floor

from door in lounge stairs to first floor, double glazed window to rear [wall mounted disconnected gas boiler].



Bedroom One

9'3" x 11'9" (2.82m x 3.58m)

Double glazed window to front aspect, wall mounted electric heater, fireplace with storage cupboard to side.

Bedroom Two

11'7" x 9'2" into 10'8" (3.53m x 2.79m into 3.25m)

Doble glazed window to rear aspect, wall mounted electric heater, storage cupboard within the chimney breast.

Rear Garden

approx 16' x 3'9" into 24'8" x 14'3" (approx 4.88m x 1.14m into 7.52m x 4.34m)

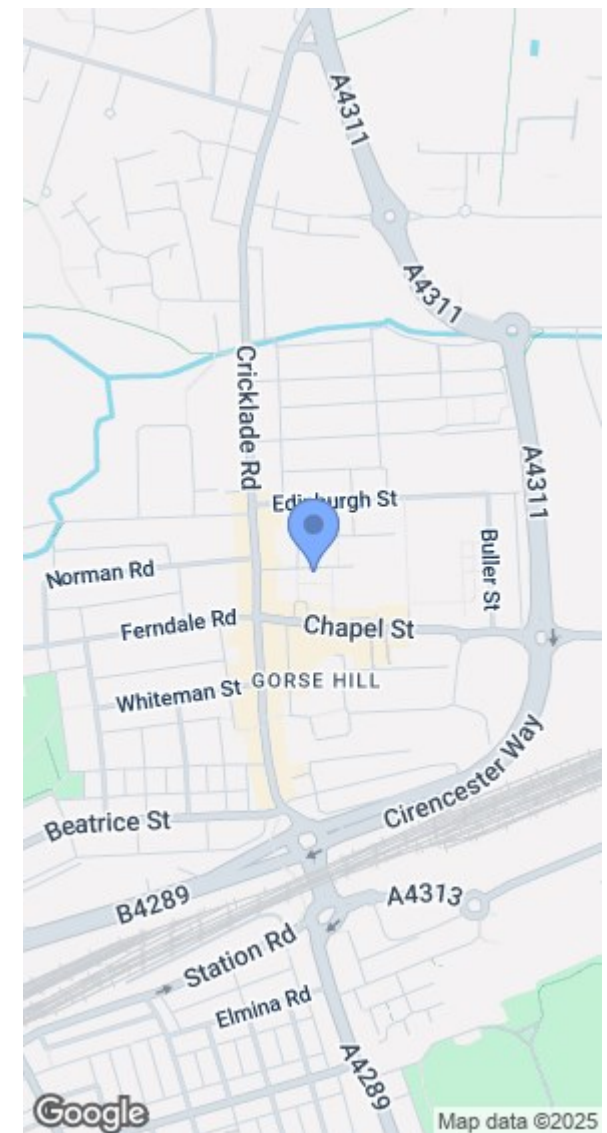
A low maintenance rear garden with path to back gate and garden shed, rest of garden is paved.







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	
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
England & Wales	EU Directive 2002/91/EC		England & Wales