



77 Avenue Road, Old Town, Swindon, SN1 4DA
£1,350 Per Month

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Swindon Homes are pleased to be able to let this very well presented mid-terraced, two double bedroom property , situated in a quite road in Old Town, Swindon. The accommodation comprises : entrance hall, large lounge-diner, kitchen, cloakroom, lean too, two double bedrooms plus upstairs bathroom,. Further benefits include enclosed rear garden, and garage, gas central heating and double glazed windows.

The property is close to local shops, schools and bus routes with easy access to Swindon Town centre , railway and bus station,

Entrance Porch

Front door, door to entrance hall

Entrance Hall

2'11" x 10'5" (0.9 x 3.2)

Door from porch, stairs to first floor, door to living room, radiator

Lounge/ Diner

11'5" into 12'5" x 23'3" (3.5 into 3.8 x 7.1)

Bay window to front with fitted blind, door to kitchen, double door to lean to, 2x radiator

Kitchen

8'10" x 22'0" (2.7 x 6.73)

Fridge, freezer, gas hob with extractor over, electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, cupboards at both eye and base level, wash basin, boiler, door to rear garden, window to rear, door to WC

WC

Low-level WC, wash basin

Lean to

Skylight, door to living room





Landing

2'11" to stairs x 12'1" (0.9 to stairs x 3.7)

Stairs from first floor, doors to both bedrooms and bathroom, storage cupboard/ wardrobe, radiator

Bedroom One

15'2" x 10'5" (4.64 x 3.2)

2x uPVC window to front, radiator

Bedroom Two

9'6" x 11'9" (2.9 x 3.6)

Window to rear aspect, radiator

Bathroom

8'10" x 9'10" (2.7 x 3)

WC, pedestal wash basin, freestanding roll top bath, walk in shower, radiator

Rear Garden

Enclosed rear garden with patio area, pond, lawn, path leading to garage

Garage

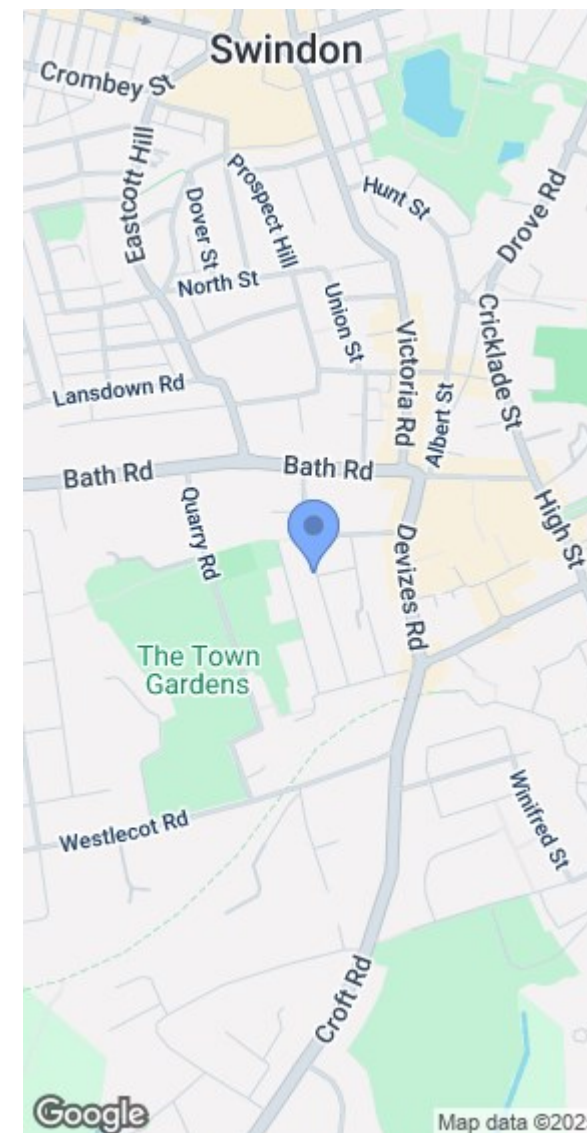
Large garage with power and light







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