



113 Severn Avenue, Swindon, SN25 3NF
£260,000

SWINDON
HOMES 
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Situated on Severn Avenue, this charming two-bedroom extended bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts a well-proportioned reception room, with two double bedrooms also on offer. The bathroom is conveniently located and the bungalow also has a good size kitchen/ diner too. The separate utility room

One of the standout features of this property is the generous parking space, accommodating multiple vehicles, which is a rare find in many areas. Additionally, the private rear garden is home to not one, but two garages, providing excellent storage or workshop options.

Other benefits of the property include air conditioning throughout (can provide cooling or warming) and underfloor heating in the kitchen/ diner.

Situated in a fantastic area, this bungalow is close to local amenities, parks, and transport links, making it an ideal location. Whether you are looking to downsize, invest, or find your first home, this property offers a wonderful blend of comfort and practicality. Don't miss the chance to view this delightful bungalow and envision your future in this lovely setting.

Entrance Porch

10'2" x 4'11" (3.1 x 1.5)

uPVC sliding entrance door, windows surround, door to hallway, radiator

Hallway

3'1" x 15'6" (0.94 x 4.73)

Doors to bedrooms, living room and bathroom, storage cupboard, access to boarded loft via loft ladder, radiator





Living Room

10'9" x 17'2" (3.3 x 5.25)

Window to front, gas inset fire with decorative hearth, radiator

Kitchen/ Diner

20'2" x 8'9" (6.17 x 2.68)

Window to rear, uPVC French doors to garden, units at eye and base level, integrated double electric oven, four burner gas hob with extractor fan over, integrated under counter fridge, one and a half basin stainless steel sink, radiator, underfloor heating

Utility Room

12'1" x 4'9" (3.7 x 1.45)

uPVC door to driveway, wash basin, units at eye and base level, space and plumbing for washing machine, space for tumble drier, baxi combi boiler, storage cupboard, door to wc, radiator

W.C.

6'6" x 2'9" (2 x 0.84)

Window to side, low level W.C., mounted wash basin, radiator

Bedroom One

12'3" (10'4" to wardrobe) x 10'5" (3.74 (3.16 to wardrobe) x 3.2)

uPVC window to front, built in storage, radiator

Bedroom Two

8'10" x 9'10" (7'10" to wardrobes) (2.7 x 3 (2.4 to wardrobes))

uPVC window to side, built in storage, radiator



Bathroom

7'10" x 6'2" (2.39 x 1.9)

uPVC window to side, shower cubicle, bath, low-level WC, wash basin in vanity unit, heated towel rail

Rear Garden

non overlooked courtyard garden with two garages, driveway parking for 3-4 cars to side of property

Garages

2x garages with electric roller doors, power and lights

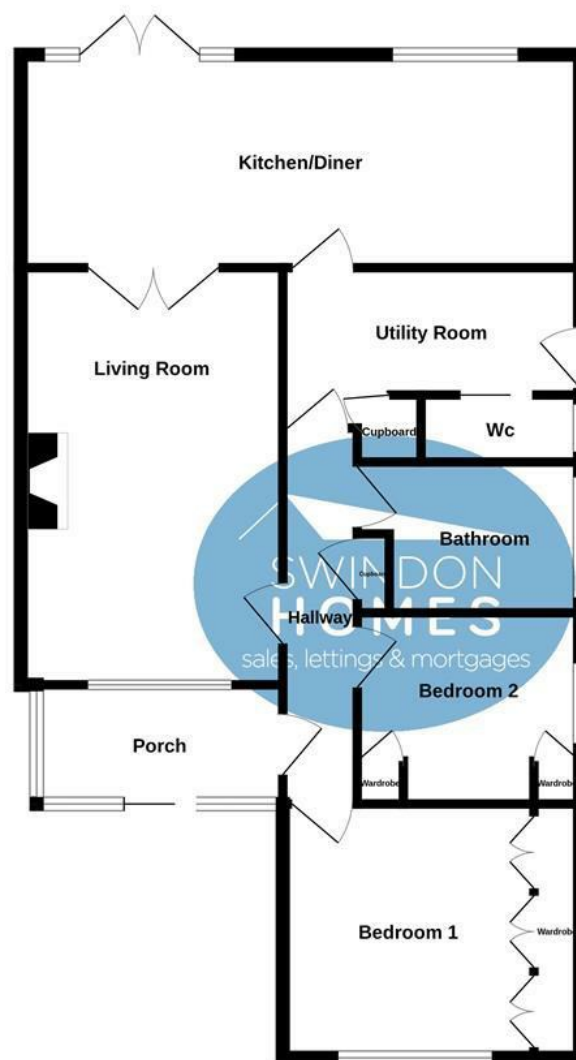
Front of Property

Driveway parking for 3-4 cars, electric gate to rear

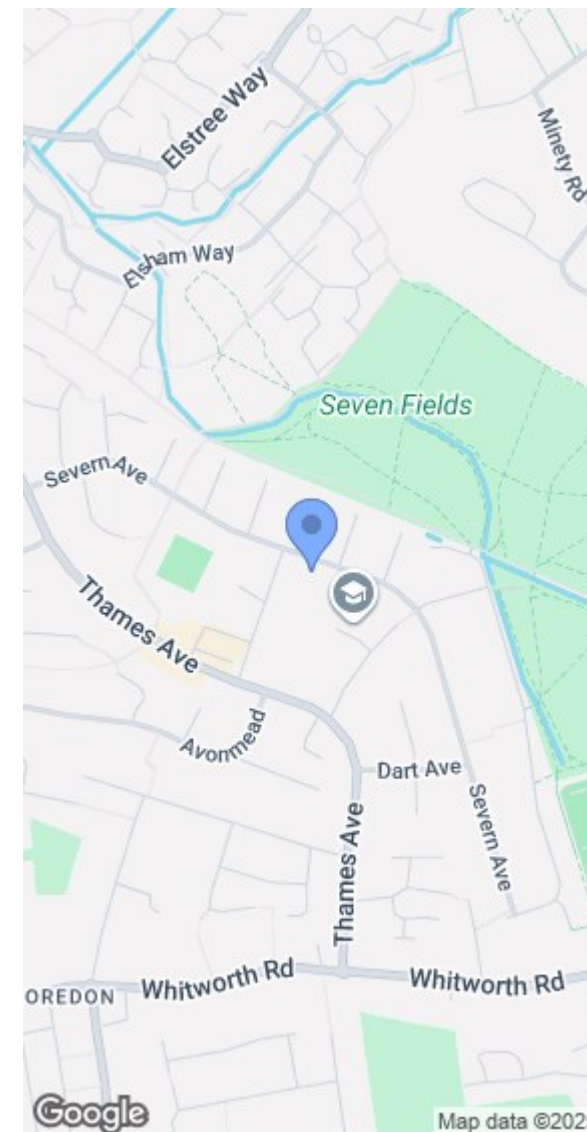




GROUND FLOOR



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	
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