



63 Beech Avenue, Swindon, SN2 1JZ
£265,000

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Swindon Homes are please to market this three bedroom home on Beech Avenue, Pinehurst.

The house has been renovated to a very high standard, with the accommodation on offer comprising: entrance hall with W.C., lounge/ diner, modern fitted kitchen, utility room, two double bedrooms and one single bedroom with a good sized bathroom.

Further benefits include a good sized enclosed rear garden, with a decking area with high spec Pergola over, brand new uPVC windows throughout, gas central heating and driveway parking for multiple cars.

This property really needs to be viewed to appreciate the standard of the accommodation on offer, so contact us to book in today!

PLEASE NOTE: THIS PROPERTY IS OF HOWARD BSIF CONSTRUCTION (STEEL FRAME) SO ONLY CERTAIN MORTGAGE LENDERS WILL LEND ON THE PROPERTY. FOR MORE INFORMATION YOU CAN SPEAK TO OUR IN HOUSE MORTGAGE ADVISOR

Entrance Hall

18'4" x 5'2" (5.6 x 1.6)

Two windows to front aspect, door to living room, Access to kitchen, door to WC, radiator

Lounge/ Diner

17'0" x 20'11" (5.2 x 6.4)

Stairs to 1st floor, tilt and turn window to rear, UPVC double doors to rear garden, space for family dining table, two radiators





Kitchen

6'2" x 22'7" (1.9 x 6.9)

One and a half wash basin with mixer spray tap, units at eye and base level with matching wooden worktop, AEG electric oven and hob with extractor fan over, space for fridge freezer

Utility Room

9'3" x 6'2" (2.82 x 1.9)

units at eye and base level, space for tumble dryer, space and plumbing for washing machine and dishwasher, tilt and window to rear, uPVC door to rear garden, radiator

W.C.

4'7" x 5'2" (1.4 x 1.6)

low level WC, heated towel rail, wall mounted wash basin, privacy window to front

Stairs and Landing

6'9" x 2'7" (2.08 x 0.8)

stairs from ground floor, doors to bedrooms and bathroom, access to loft

Bedroom One

10'2" into 8'6" (to wardrobe) x 11'5" (3.1 into 2.6 (to wardrobe) x 3.5)

Two tilt and turn UPVC windows to rear aspect, Built in wardrobe with sliding doors, radiator

Bedroom Two

13'9" x 8'10" (4.2 x 2.7)

3 x UPVC tilt and turn windows to front aspect, over stairs storage cupboard, radiator



Bedroom Three

6'8" into 9'0" x 8'6" (2.05 into 2.75 x 2.6)

tilt and turn window to rear, radiator

Bathroom

6'6" into 4'5" x 12'9" (2 into 1.36 x 3.9)

UPVC windows to front and rear with privacy glass, two heated towel rails, bath with shower attachment, anti fog shower cubicle with main shower, wash basin vanity unit built In low-level WC

Rear Garden

Decking area (40 msq) with pergola, pathway leading to storage shed and Wendy house with lawn either side, raised plant borders, access to storage area with access to front of property

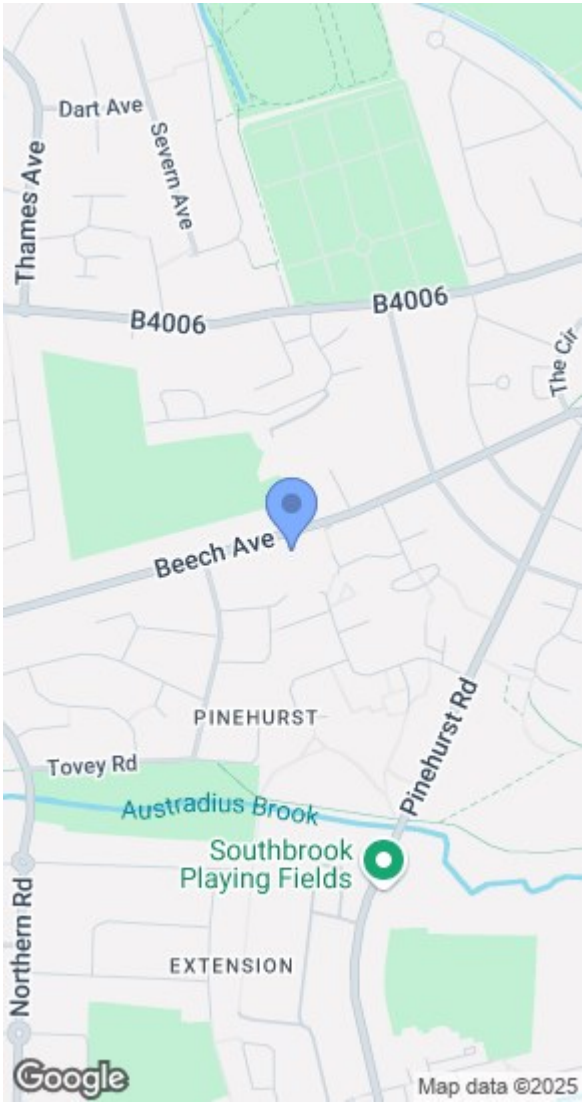
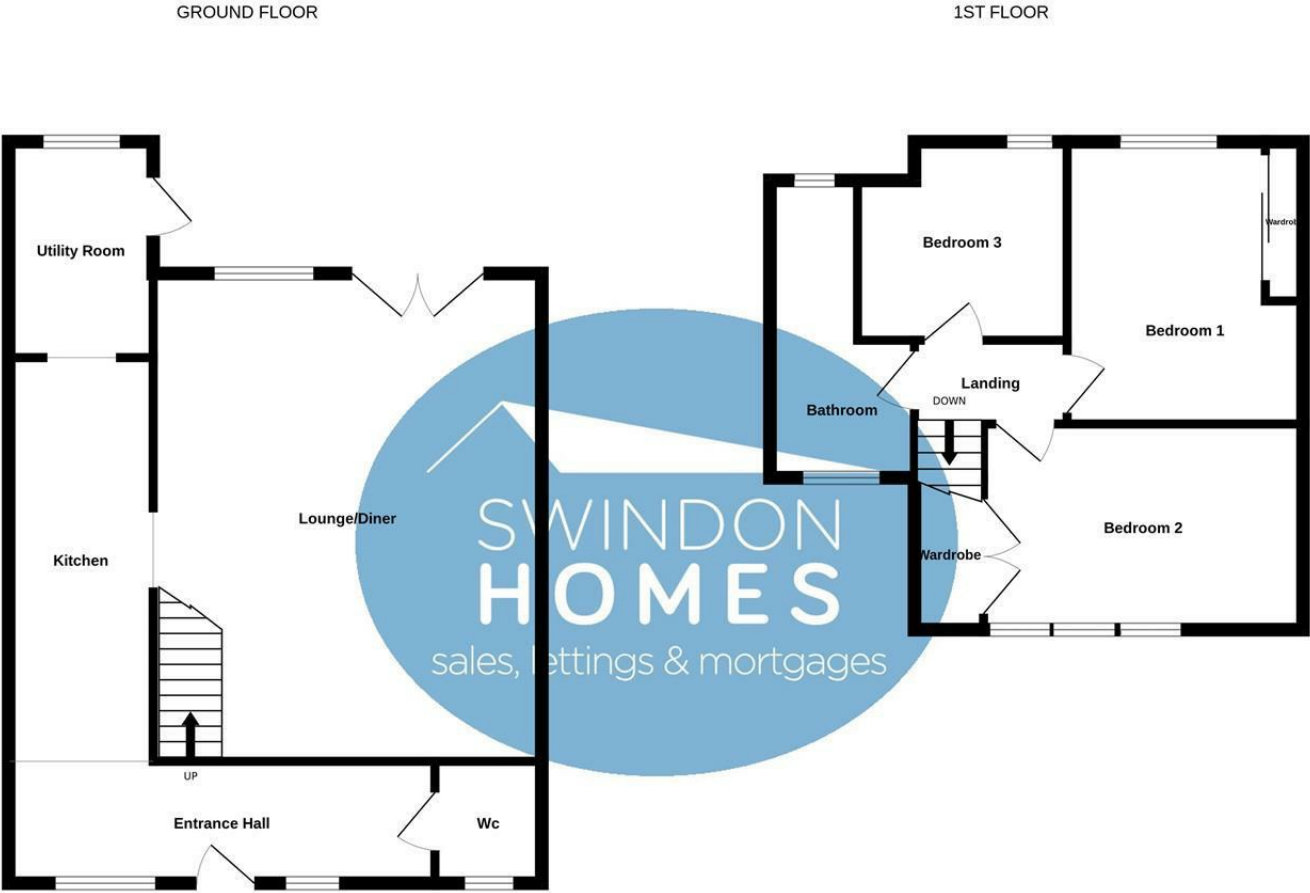
Front of House

Driveway parking for 2-3 cars









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
		61 72	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC 