

for sale

offers in excess of **£250,000**



Beech Avenue SWINDON SN2 1JZ

Offered to the market with **NO ONWARD CHAIN!**, this beautifully fully renovated **THREE BEDROOM SEMI-DETACHED HOME** is ready to move straight into. **TWO RECEPTION ROOMS**. Enclosed rear garden with **WORKSHOP, GARAGE AND DRIVEWAY PARKING**. Viewing highly advised!



Beech Avenue SWINDON SN2 1JZ

Ground Floor Accommodation

Entrance Hall

Double glazed doors to the front aspect. Access to lounge and kitchen diner. Stairs rising to the first floor accommodation. Radiator.

Lounge

20' 11" x 10' 3" (6.38m x 3.12m)

Double glazed window to the front aspect. Double glazed sliding doors to the rear garden. Gas fire with surround. Television point. Telephone point. Radiator.

Dining Room

10' 3" x 6' 9" (3.12m x 2.06m)

Double glazed window to the rear aspect. Archway to the lounge. Opening to the kitchen. Radiator.

Kitchen

12' 9" x 6' 10" (3.89m x 2.08m)

Door to the boot room and utility room. Window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for cooker. Tiled splash back. Space for cooker. Radiator.

Utility Room

7' 9" x 6' 1" (2.36m x 1.85m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Work tops. Space and plumbing for washing machine.



Boot Room

8' 2" x 6' 6" (2.49m x 1.98m)

Double glazed door to the front aspect. Double glazed window to the front aspect. Base units.

First Floor Accommodation

First Floor Landing

Loft access. Access to all rooms, shower room and cloakroom.

Bedroom One

13' 8" x 8' 10" (4.17m x 2.69m)

Double glazed window to the front aspect. Storage cupboard. Radiator.

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to the rear aspect. Storage cupboard. Radiator.

Bedroom Three

9' 1" MAX narrowing to 6' 10" x 8' 9" (2.77m MAX narrowing to 2.08m x 2.67m)

Double glazed window to the rear aspect. Radiator.

Shower Room

Obscure double glazed window to the rear aspect. Shower. Extractor fan. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity.

External Features Garden

Fenced and walled boundaries. Raised flower beds. Stone boundaries. Trees and bushes. Access to the workshop and garage.

Parking

Driveway parking to the front aspect.

Workshop

20' x 5' 9" MAX narrowing to 5' 3" (6.10m x 1.75m MAX narrowing to 1.60m)

Double glazed door to the garden. Two double glazed window to the side aspect.

Garage

16' 9" x 9' 6" (5.11m x 2.90m)

Electric power door. Double glazed window to the rear aspect leading to the rear garden. Power and light.





Ground Floor



First Floor

Connells



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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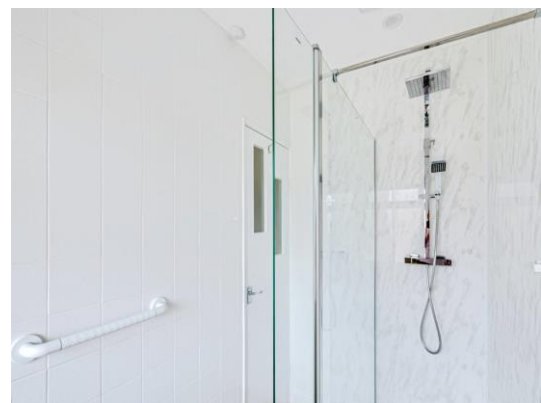
Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN313828 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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