



305 Welcombe Avenue, Swindon

Swindon

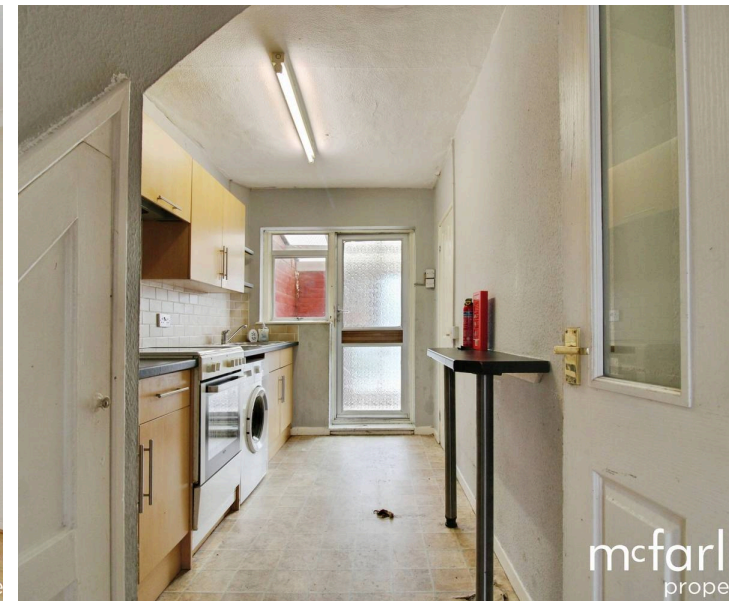
£200,000

mcfarlane

305 Welcombe Avenue

Swindon

Situated on the popular Welcombe Avenue, this three bedroom mid terraced home offers generous accommodation throughout and represents an excellent opportunity for buyers looking to renovate and create a home to their own requirements. The property is entered via an entrance hall leading into a spacious open plan lounge and dining area, providing a versatile living and entertaining space. To the rear is the kitchen, with access to two useful storage cupboards and a lean-to, which in turn provides direct access to the rear garden. The spacious, low-maintenance rear garden offers excellent outdoor space and benefits from side access, as well as a useful storage/workshop, making it ideal for those requiring additional storage or workspace. Upstairs, the property offers three well-proportioned bedrooms, comprising two comfortable double bedrooms and a smaller third bedroom. The first floor is completed by a family bathroom and a separate WC. The property is in need of renovation, offering prospective buyers the opportunity to modernise and improve the accommodation to suit their own tastes and requirements. The property is of Laing Easiform non standard construction, prospective buyers should make their own enquiries regarding mortgageability, insurance and any requirements relating to the construction.



305 Welcombe Avenue

Swindon

The property is being offered to the market with no onward chain, making it an appealing option for those looking for a straightforward purchase. Located in a popular residential area, the property is conveniently positioned close to a range of local amenities and benefits from being situated on a bus route, providing easy access to surrounding areas. An internal viewing is recommended to fully appreciate the size, layout and potential this property has to offer.



305 Welcombe Avenue

Swindon

Three bedroom mid terraced home on popular Welcombe Avenue, offering spacious accommodation, open plan lounge/diner, kitchen, three bedrooms, separate WC and generous low maintenance garden with side access and workshop. In need of renovation and offered with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

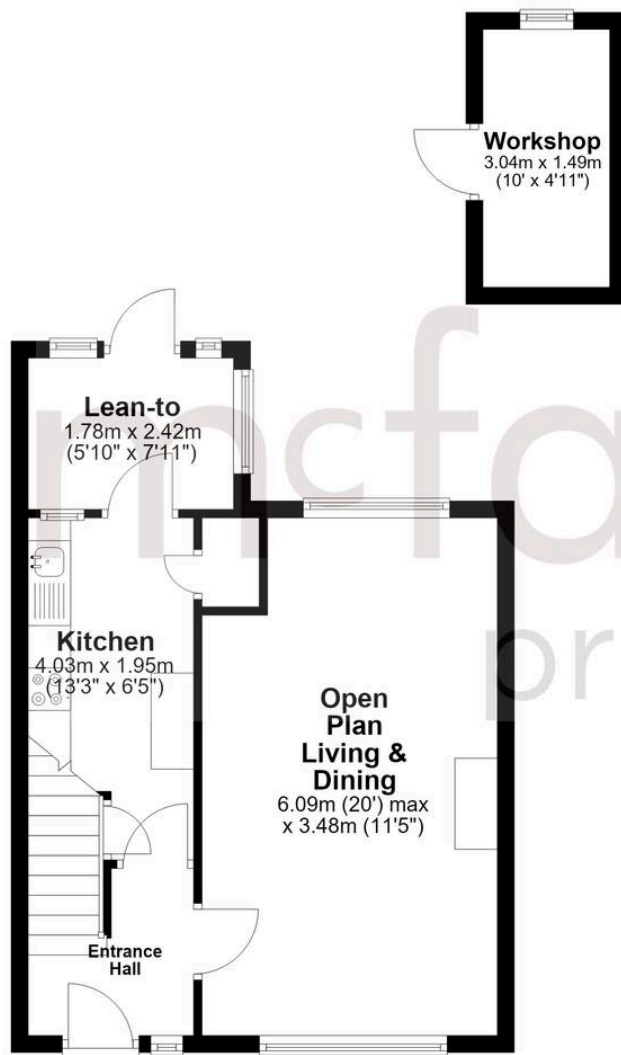
EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- OPEN PLAN LIVING & DINING
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING
- THREE BEDROOMS
- SN3 LOCATION
- LAING EASIFORM NON STANDARD CONSTRUCTION



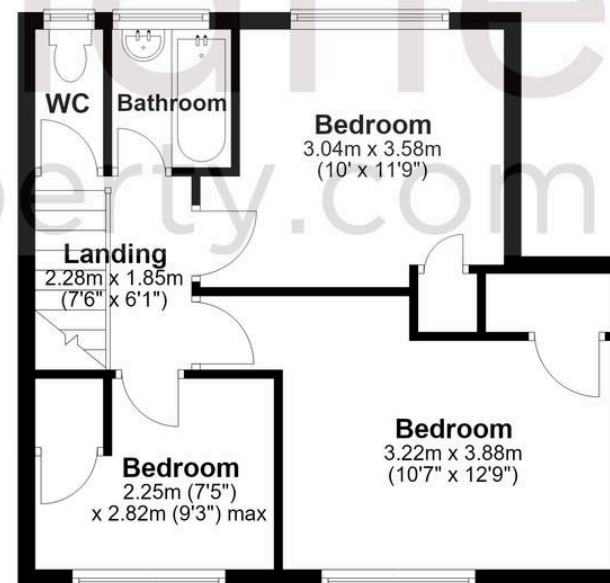
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 sq. feet)

McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street – SN1 4AB

01793 296880 • oldtown@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

mcfarlane
property.com