



**EASTERN AVENUE**

Old Walcot, Swindon, Wilts SN3 1AE

**PRIMARY**  
HOMES & LETTINGS

## Eastern Avenue, Old Walcot, Swindon SN3 1AE

- NO ONWARD CHAIN
- Semi Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- 97ft Rear Garden
- Driveway Parking For Several Vehicles
- Garage
- Two Reception Rooms
- Kitchen
- Excellent Location

**Guide Price £350,000**



\*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this well presented and spacious three bedroom semi detached home with POTENTIAL TO EXTEND (subject to planning permission). The accommodation comprises of an inviting entrance hallway, a bright and comfortable living room, a separate dining room, and kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the property boasts a substantial rear garden, perfect for outdoor entertaining or future development, along with a garage and driveway providing off-road parking. Additional benefits include gas central heating and uPVC double glazing throughout. Situated in the highly desirable Old Walcot area, the property is conveniently located within walking distance of the town centre, as well as a range of local schools and amenities.

#### **Porch/Hallway**

uPVC front door. uPVC window to side elevation. Stairs to first floor. Understairs cupboard. Laminate flooring. Inset ceiling lights. Radiator.

#### **Living Room**

uPVC bay window to front elevation. Featured fireplace. Laminate flooring. Inset ceiling lights. Radiator.

#### **Dining Room**

uPVC windows and patio doors to rear garden. Laminate flooring. Inset ceiling lights. Radiator.

#### **Kitchen**

uPVC door to rear garden. uPVC window to side elevation. Wall and base units with rolled edge worktops over. Cupboard housing boiler and tumble dryer. Stainless steel sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Inset ceiling lights. Radiator.

#### **Landing**

uPVC window to side elevation. Loft access. Inset ceiling lights.

#### **Bedroom One**

uPVC bay window to front elevation. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Built in wardrobe. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Storage cupboard. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

#### **Front**

Driveway parking for several vehicles. Gated access to rear garden. Outside light.

#### **Rear Garden**

Enclosed by timber fencing. Decking area. Mostly laid to lawn with mature trees. Gated access to front. Pedestrian access to garage. Outside tap.

#### **Garage**

Up and over garage door. Door and window to side elevation.

#### **Tenure**

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

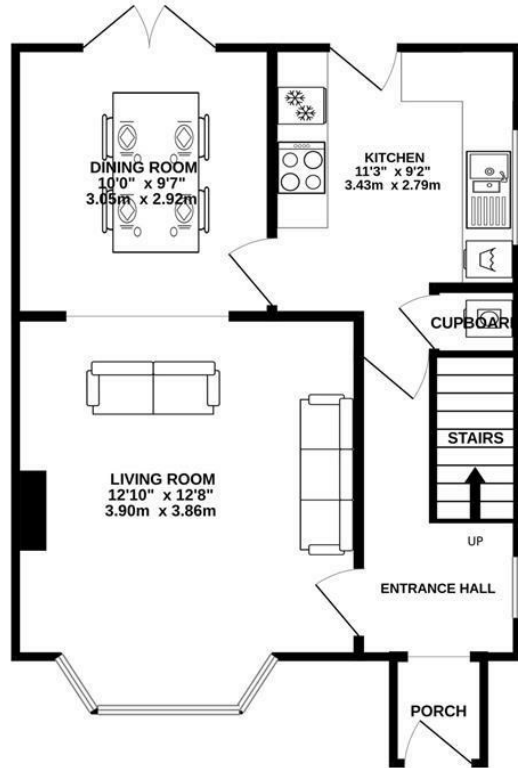
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

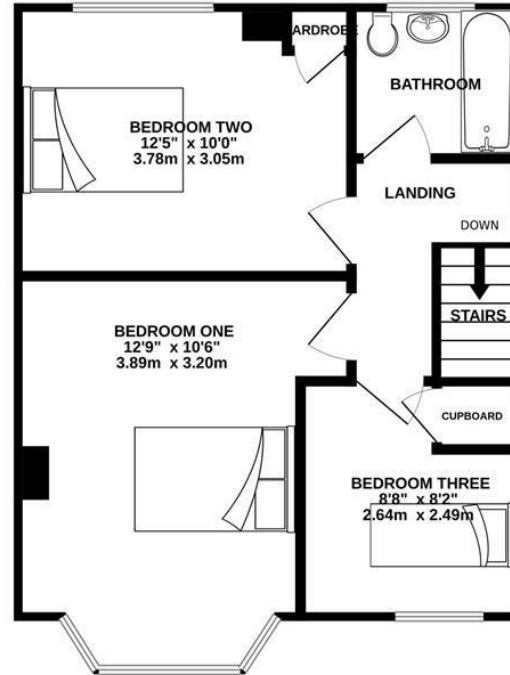
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



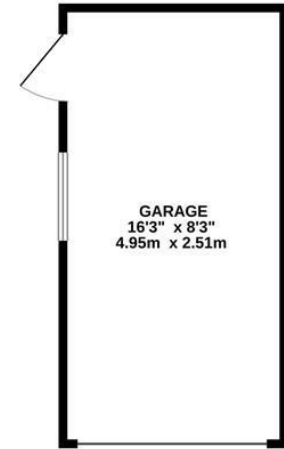
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



GARAGE  
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

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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