



EASTERN AVENUE

Old Walcot, Swindon, Wiltshire SN3 1AE


PRIMARY
HOMES & LETTINGS

Eastern Avenue, Old Walcot, Swindon SN3 1AE

- NO ONWARD CHAIN
- Semi Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- LARGE CORNER PLOT
- GARAGE
- Off Road Parking
- Two Reception Rooms
- Kitchen
- Excellent Location

Guide Price £325,000



*** NO ONWARD CHAIN *** We are delighted to offer this attractive three bedroom semi detached house occupying a substantial CORNER PLOT with POTENTIAL TO EXTEND (subject to planning permission). Located in the highly sought-after area of Old Walcot ideally positioned within walking distance of the town centre, well-regarded schools, and a range of local amenities. The accommodation comprises of entrance hallway, living room, dining room, kitchen, three bedrooms and bathroom. Property also benefits from front and side gardens, to the rear, there is a private courtyard garden. Further benefits include a garage, driveway parking, outside storage cupboard, uPVC double glazing, and gas central heating. An early viewing is highly recommended.

Entrance Hallway

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. Radiator.

Dining Room

uPVC French doors and windows to rear elevation. Laminate flooring. Wall lights. Radiator.

Kitchen

uPVC door to rear garden. uPVC window to side elevation. Wall and base units with rolled edge worktops over. 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. Understairs cupboard housing boiler. 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 front 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. Extractor fan. Part tiled walls. Laminate flooring. Inset ceiling lights. Radiator.

Front & Side Garden

Enclosed by brick wall. Mostly laid to lawn with mature shrubs. Path leading to storm porch and gated rear access.

Rear

Brick built outdoor storage. Paved patio with raised decking. Gated access to side. Pedestrian access to garage.

Garage & Parking

Parking to front. Double doors to front. uPVC door to rear garden. Windows to side.

Photographs

Please note that photos were taken prior to the current tenants moving into the property.

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

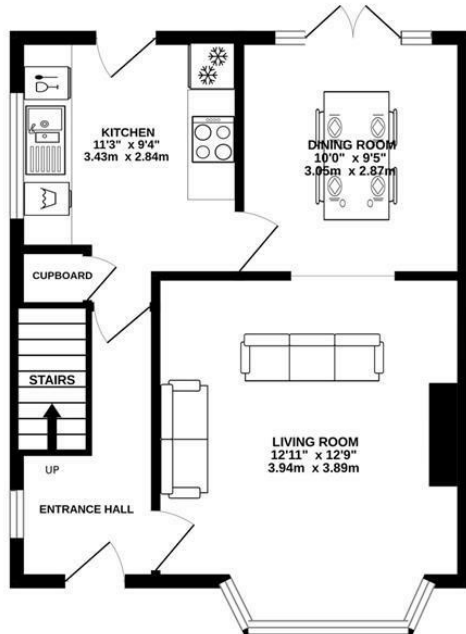
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

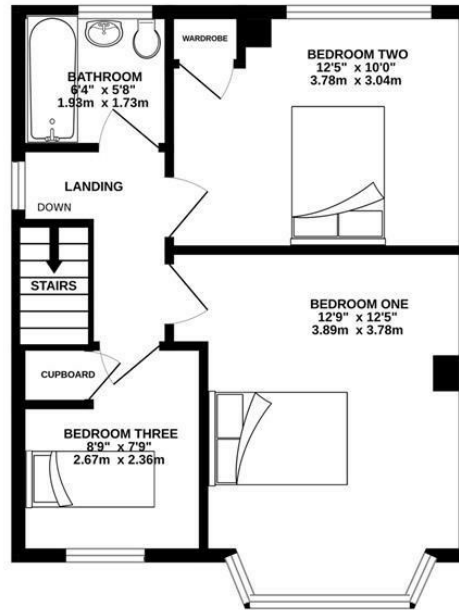
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



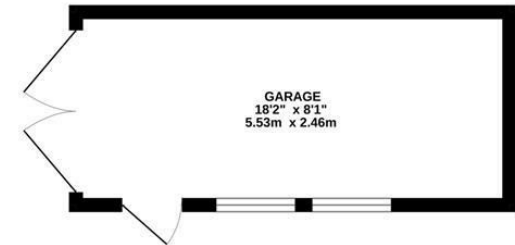
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



GARAGE



TOTAL FLOOR AREA : 874sq.ft. (81.2 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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01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

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