



309 Welcombe Avenue, Swindon

Swindon

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£250,000

309 Welcombe Avenue

Swindon

A beautifully presented and thoughtfully extended two bedroom end of terraced home, situated on the popular Welcombe Avenue. Having been modernised and improved by the current owners, the property offers stylish and versatile accommodation, with the added benefit of a landscaped, low maintenance rear garden, driveway parking and excellent local amenities. The accommodation begins with an entrance porch leading into the entrance hall. To the left is the spacious bay fronted living room, which provides a comfortable and inviting principal reception space. To the rear of the property is the impressive open plan kitchen/diner, creating a fantastic social and family space. The kitchen is fitted with a range of modern units and appliances, while the dining area benefits from bi-fold doors opening directly onto the landscaped rear garden, allowing the inside and outside spaces to flow seamlessly together. The rear garden has been designed with ease of maintenance in mind and provides an excellent space for outdoor entertaining. The property also benefits from a useful workshop/storage area and a separate garden room, offering excellent flexibility for those working from home, pursuing hobbies or requiring additional storage. Upstairs, there are two well appointed bedrooms, along with a contemporary family bathroom.

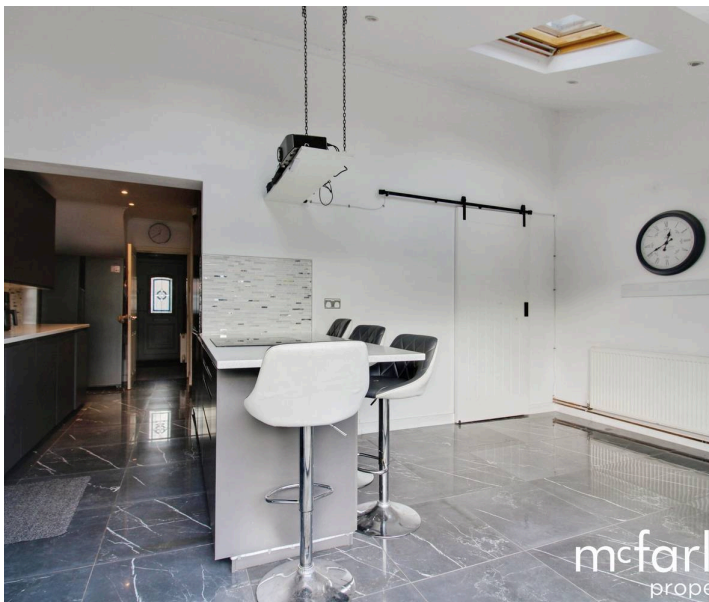




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Externally, the property benefits from driveway parking to the front, while its end of terrace position provides additional appeal. Welcombe Avenue is a popular residential location, offering convenient access to local amenities, transport links and excellent bus services, making this an ideal home for a range of buyers. The property is of Laing Easiform non-standard construction. Prospective purchasers are advised to make their own enquiries regarding mortgageability, insurance and any requirements or considerations relating to the construction prior to proceeding with a purchase.



309 Welcombe Avenue

Swindon

- DRIVEWAY PARKING
- GARDEN ROOM
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONTEMPORARY KITCHEN AND BATHROOM
- OPEN PLAN KITCHEN/DINER
- LAING EASIFORM NON STANDARD CONSTRUCTION





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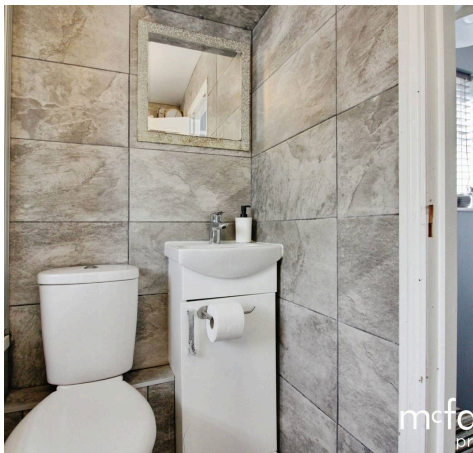
Beautifully presented, extended two bedroom end terraced home on popular Welcombe Avenue. Featuring a bay-fronted lounge, stylish open-plan kitchen/diner with bi-fold doors, landscaped garden, garden room, workshop/storage and driveway parking, with excellent local amenities and bus links.

Council Tax band: B

Tenure: Freehold

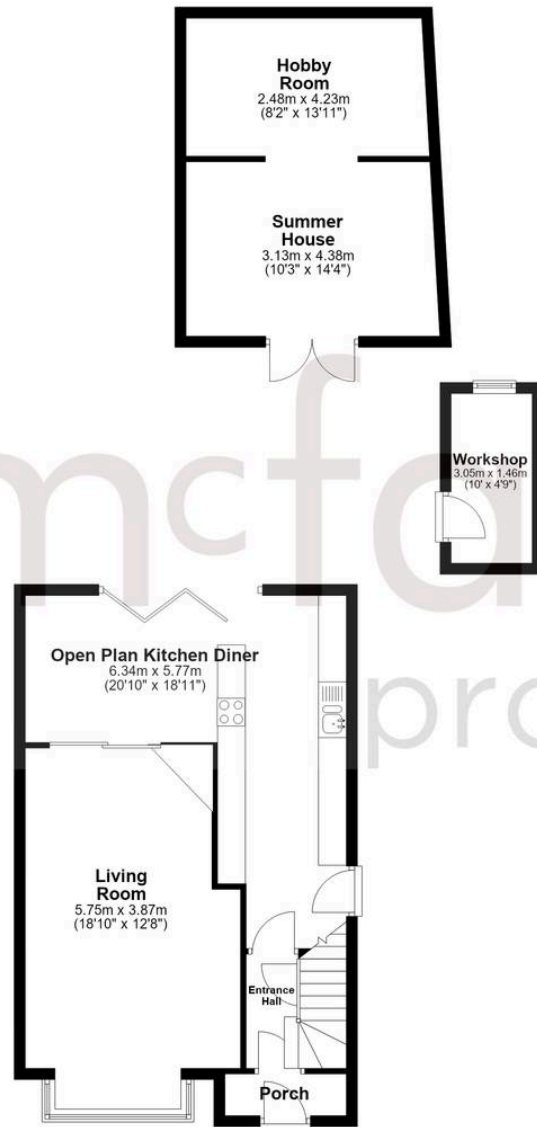
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



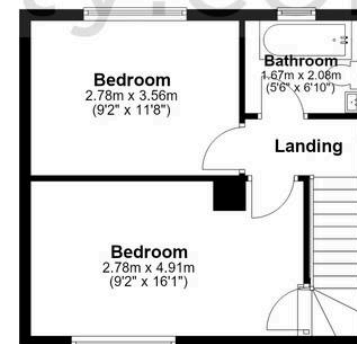
Ground Floor

Approx. 81.2 sq. metres (873.9 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

McFarlane Sales & Lettings

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