**101 Churchward Avenue, Swindon, SN2 1NW**

**£335,000**

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Situated on Churchward Avenue in the ever popular Northern Road area of Swindon, this charming semi-detached house presents an excellent opportunity for families and investors alike.

Inside, the home features a spacious living room, perfect for quiet evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who require a home office.

One of the standout features of this property is the generous rear garden, complete with a potting shed, ideal for gardening enthusiasts or those seeking a tranquil outdoor space. The garden offers a great starting point for personalisation, with mature plants and shrubs and two patio areas.

Additionally, there is driveway parking available for one vehicle, with the potential to accommodate a second car, providing convenience for busy families. The property also holds exciting potential for improvement and extension, subject to planning permission, allowing you to tailor the home to your specific needs.

Situated in a sought-after area, this property is close to local amenities, schools, and parks, making it an ideal location for family living. With its blend of character, space, and potential, this semi-detached house on Churchward Avenue is a fantastic opportunity not to be missed.

**Front Exterior**
Driveway parking for one car with scope for two cars

**Entrance Hall**
11'11" x 8'2" (3.64 x 2.5)
UPVC entrance door, window to front, under stairs storage cupboard, stairs to 1st floor, door to kitchen, door to living room

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**Living Room**
10'2" x 17'10" (3.11 x 5.45)
Window to front, UPVC sliding door to garden, radiator

**Kitchen**
11'10" x 9'3" (3.62 x 2.82)
Window to rear, double electric oven, one-and-a-half basin stainless steel sink, ceramic hob with extractor fan over, space and plumbing for dishwasher, under stairs pantry cupboard, units at eye and base level, radiator

**Lean-To**
5'2" x 22'2" (1.6 x 6.78)
UPVC door to front, windows to side, UPVC door to garden, space and plumbing for washing machine, radiator, folding door to W.C.

**W.C.**
5'2" x 3'3" (1.6 x 1)
window to rear, low-level WC, wash basin

**Landing**
12'7" x 3'3" (3.86 x 1)
Doors to bedrooms and bathroom, access to loft

**Bedroom One**
11'10" (9'10" to wardrobe) x 9'8" (3.63 (3 to wardrobe) x 2.97)
Window to front, built-in wardrobes and storage, radiator

**Bedroom Two**
11'9" x 7'9" (3.6 x 2.38)
Window to rear, built in wardrobe housing Vaillant combi boiler, radiator

**Bedroom Three**
6'11" x 8'1" (2.12 x 2.48)
Window to front, radiator

**Shower Room**
8'0" x 5'6" (2.44 x 1.7)
Two windows to rear, low-level WC, wash basin in vanity unit, corner shower, heated towel rail

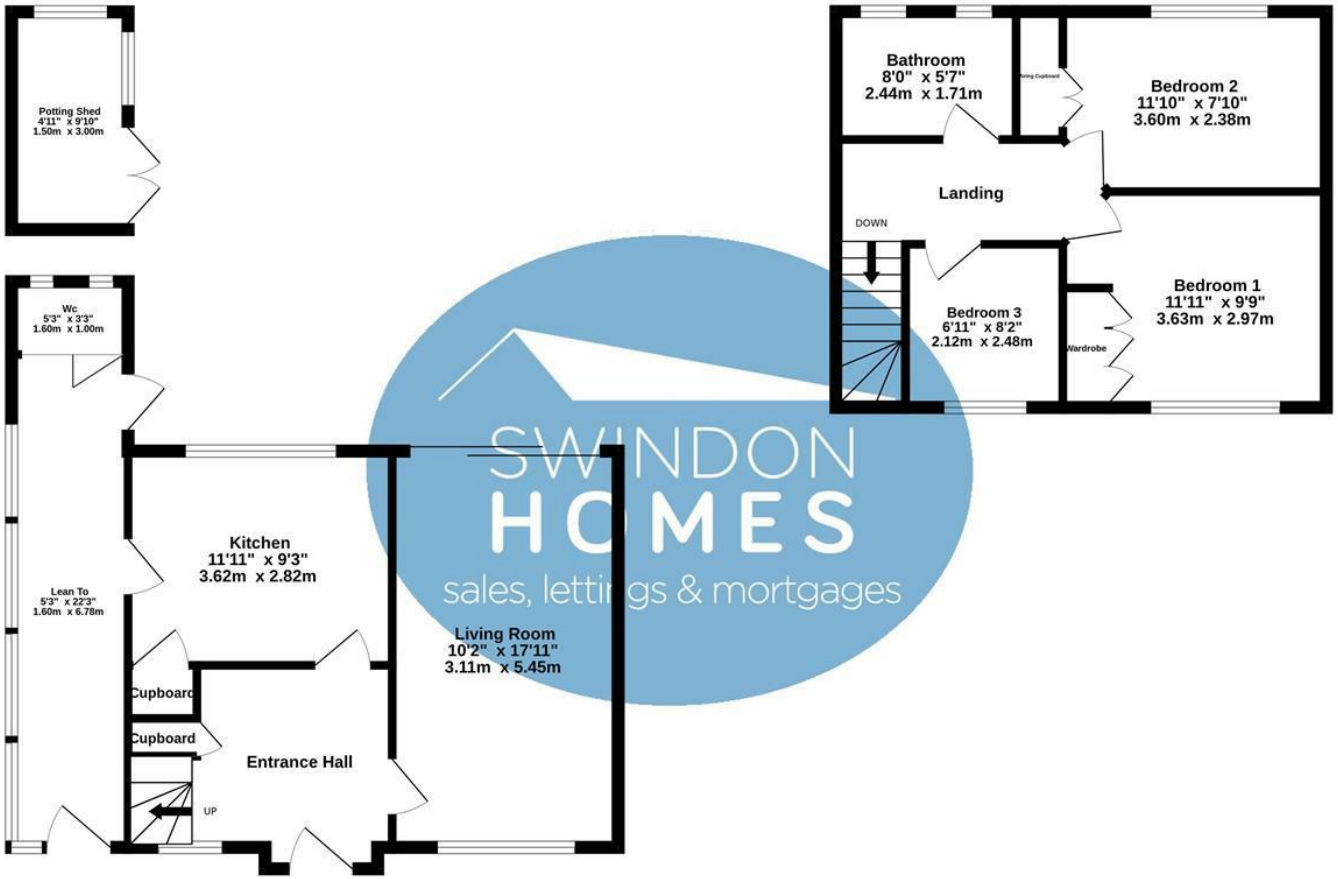
**Rear Garden**
Established rear garden with patio area, a mixture of mature plants and shrubs, pathway leading to rear shaded patio area

**Potting Shed**
uPVC cladded potting shed with two windows

garden

GROUND FLOOR

1ST FLOOR

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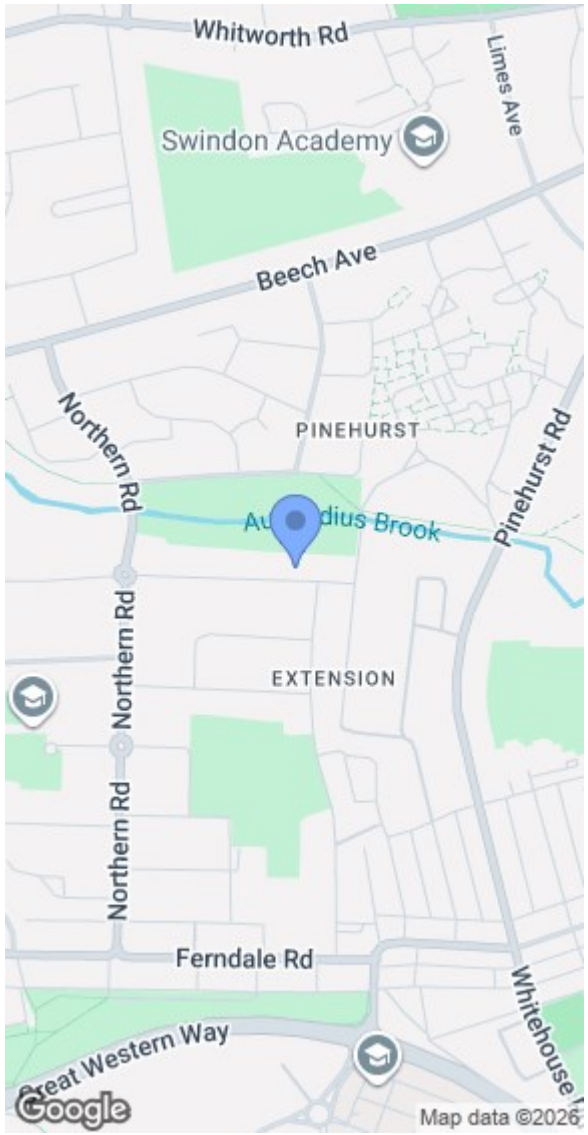


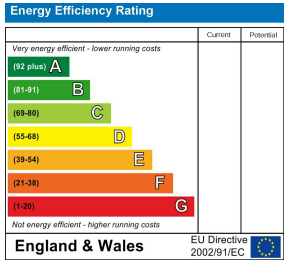


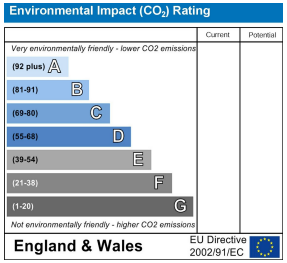


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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