



South View Avenue, Old Walcot, Swindon, SN3 1EA

£329,950
(Subject to Contract)

Hanley's

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An attractive 1930s bay-fronted semi-detached house with a large rear garden and an open aspect to the front. The property has been updated and extended retaining many character features, including quarry-tiled floor, fireplace with multifuel stove and exposed floorboards. The accommodation comprises: Entrance hall with obscure circular window and understairs cupboard; fitted kitchen with fitted cooker; wall mounted extractor fan and plumbing for dishwasher; ground floor WC and utility room with plumbing for washing machine and space for tumble dryer. Bay-fronted living room with multifuel stove; double doors to the dining area which opens up to the family room with French doors to the patio area. To the first floor: Landing, three bedrooms; two with fitted wardrobe/storage cupboard and bathroom with bath and shower over. Outside to the rear is a large established garden with a selection of shrubs, mature trees and borders, paved patio area, vegetable plot, greenhouse and shed. Side access leads to the garage via double gates. To the front is a block-paved driveway providing parking for several vehicles with a shaped flower and shrub border. Further benefits include gas-fired radiator central heating, double glazing, cavity wall insulation and boarded loft with retractable ladder. Situated in a sought after location with Lainsmead Primary School and Lawn Manor Academy being a short walk away. Old Town with local independent shops and Lawn Woods with many walks are also close-by. Excellent access to Swindon rail station with direct train to London Paddington is c.1.5 miles away, M4 Junction 15 c.4 miles away and Great Western Hospital c.3.5 miles away.



1 Bathroom



3 Bedrooms



3 Receptions

EPC: TBA

Council Tax Band: C

Tenure: Freehold



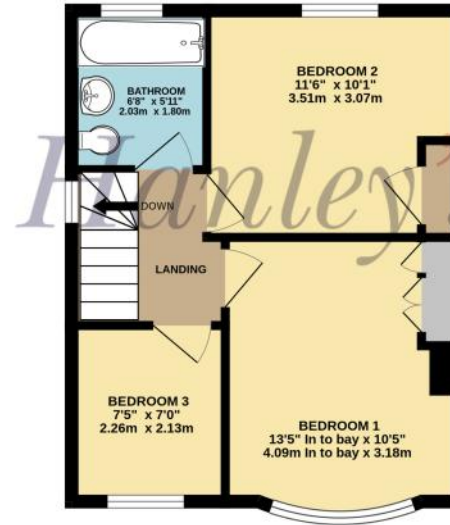
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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



GARAGE
125 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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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