



11 Sunnyside Avenue, Old Town, Swindon, SN1 4ND

- POTENTIAL TO EXTEND (STPP)
- Semi Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- 19ft Detached Garage
- Good Size Rear Garden
- Two Reception Rooms
- Lean To (With W.C)
- Driveway Parking For Two Vehicles
- Excellent Location

Chain Free £325,000



*** NO ONWARD CHAIN *** We are delighted to offer this 1940's three bedroom semi detached house with POTENTIAL TO EXTEND (subject to planning permission). Located in a quiet cul de sac in the popular area of Old Town, within easy access to Swindon town centre, Designer Outlet Village, train station, schools and transport links such as the M4 motorway. The accommodation comprises of entrance porch, hallway, living room, dining room, kitchen, lean to (with W.C) three bedrooms and bathroom. Property also benefits from a good size rear garden, detached garage, driveway parking, gas central heating and uPVC double glazing throughout. An early viewing is highly recommended.

Entrance Porch

uPVC door to hallway. Tiled flooring.

Hallway

Stairs to first floor. Understairs cupboard. Laminate flooring. Radiator.

Living Room

uPVC bay window to front elevation. Laminate flooring. Radiator.

Dining Room

uPVC window to rear elevation. Laminate flooring. Radiator.

Kitchen

uPVC door to lean to. uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Understairs cupboard with window to side elevation and housing fridge/freezer. Part tiled walls. Vinyl flooring. Radiator.

Lean To

Door to front and rear. Outside tap.

W.C.

Obscured uPVC window to side elevation. Low level W.C. Part tiled walls. Tiled flooring.

Landing

uPVC window to side elevation. Loft access (partly boarded).

Bedroom One

uPVC bay window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to front elevation. Laminate flooring. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Airing cupboard. Fully tiled walls. Vinyl flooring. Radiator.

Front

Driveway parking for two vehicles. Shrub border with tree. Steps leading to entrance porch. Pedestrian access to lean to. Outside light.

Rear Garden

Enclosed by timber fencing. Paved patio. Laid to lawn. Path leading to garage with shrub border.

Garage

Up and over garage door. uPVC doors to rear. uPVC door and window to rear garden.

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.

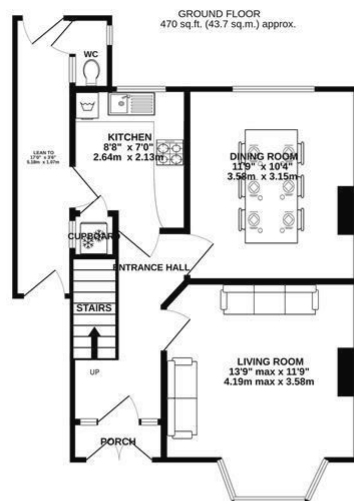
Money Laundering

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.

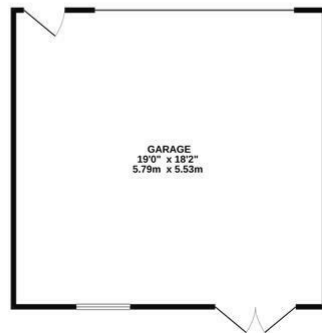


PRIMARY HOMES & LETTINGS

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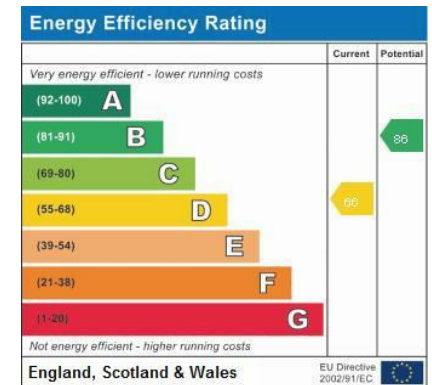


GARAGE
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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