


**32 Carstairs Avenue, Swindon, SN3 2DF**

**Price Guide £180,000**

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** NO ONWARD CHAIN ** IN NEED OF SOME MODERNISATION **

Sitting on Carstairs Avenue, this three bedroom terraced home is an ideal purchase for a first time buyer or an investor.

The property is in need of some modernisation but is well kept and could be lived in whilst work is carried out.

The downstairs features a good sized lounge/ diner with a tidy kitchen featuring a pantry cupboard. To the upstairs is two sizeable double bedrooms with a good sized single and a bathroom.

A bonus feature of this property is a private, well maintained rear garden with a shed and side access.

We highly recommend viewing this property to really see it's charm and potential. Book today to avoid missing out!

**Please note- this property is of non-standard construction (Laing Easiform) but is still mortgageable with most lenders**

**Entrance Hall**
6'5" x 7'8" (1.98 x 2.36)
Wooden entrance door, stairs to first floor, door to living room, door to kitchen, radiator

**Lounge/ Diner**
11'5" x 20'8" into 16'11" (3.5 x 6.32 into 5.17)
Windows to front and rear, decorative fireplace, two radiators











**Kitchen**
6'5" x 10'11" (1.96 x 3.33)
Units at eye and base level, space and plumbing for washing machine, space for under counter fridge/ freezer, space for freestanding cooker, window to rear, uPVC door to garden, pantry cupboard

**Landing**
5'9" x 7'1" (1.77 x 2.18)
Doors to bedrooms and bathroom

**Bedroom One**
12'8" x 10'3" into 8'6" (3.87 x 3.14 into 2.6)
Window to front, built in wardrobe, radiator

**Bedroom Two**
10'5" x 10'2" (3.2 x 3.1)
Window to rear, airing cupboard with ideal logic combi boiler, radiator

**Bedroom Three**
9'4" into 6'2" x 7'3" into 4'5" (2.85 into 1.9 x 2.23 into 1.35)
Window to front, radiator, over stairs storage cupboard

**Bathroom**
7'5" x 5'6" (2.28 x 1.7)
WC, pedestal wash basin, bath, radiator, window to rear

**Rear Garden**
Private enclosed rear garden laid to lawn with storage shed and side access







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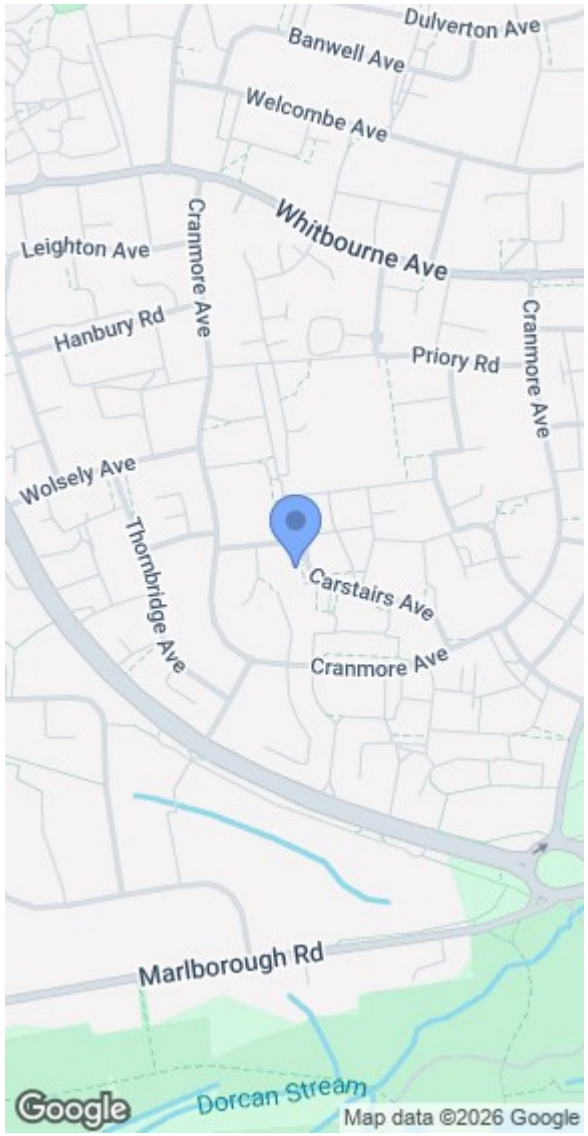
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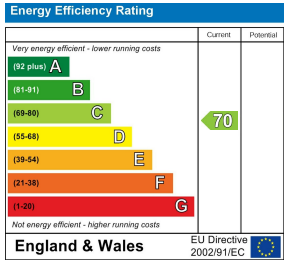
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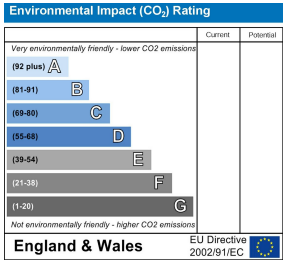



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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