



63 Beech Avenue, Swindon, SN2 1JZ  
No Onward Chain £260,000

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Swindon Homes are please to market this three bedroom home on Beech Avenue, Pinehurst.

The house has been renovated to a very high standard, with the accommodation on offer comprising: entrance hall with W.C., lounge/ diner, modern fitted kitchen, utility room, two double bedrooms and one single bedroom with a good sized bathroom.

Further benefits include a good sized enclosed rear garden, with a decking area with high spec Pergola over, brand new uPVC windows throughout, gas central heating and driveway parking for multiple cars.

This property really needs to be viewed to appreciate the standard of the accommodation on offer, so contact us to book in today!

PLEASE NOTE: THIS PROPERTY IS OF HOWARD BSIF CONSTRUCTION (STEEL FRAME) SO ONLY CERTAIN MORTGAGE LENDERS WILL LEND ON THE PROPERTY. EG HALIFAX AND SANTAN

#### **Entrance Hall**

**18'4" x 5'2" (5.6 x 1.6)**

Two windows to front aspect, door to living room, Access to kitchen, door to WC, radiator



#### **Lounge/ Diner**

**17'0" x 20'11" (5.2 x 6.4)**

Stairs to 1st floor, tilt and turn window to rear, UPVC double doors to rear garden, space for family dining table, two radiators



#### **Kitchen**

**6'2" x 22'7" (1.9 x 6.9)**

One and a half wash basin with mixer spray tap, units at eye and base level with matching wooden worktop, AEG electric oven and hob with extractor fan over, space for fridge freezer



### Utility Room

9'3" x 6'2" (2.82 x 1.9)

units at eye and base level, space for tumble dryer, space and plumbing for washing machine and dishwasher, tilt and turn window to rear, uPVC door to rear garden, radiator

### W.C.

4'7" x 5'2" (1.4 x 1.6)

low level WC, heated towel rail, wall mounted wash basin, privacy window to front

### Stairs and Landing

6'9" x 2'7" (2.08 x 0.8)

stairs from ground floor, doors to bedrooms and bathroom, access to loft

### Bedroom One

10'2" into 8'6" (to wardrobe) x 11'5" (3.1 into 2.6 (to wardrobe) x 3.5)

Two tilt and turn UPVC windows to rear aspect, Built in wardrobe with sliding doors, radiator

### Bedroom Two

13'9" x 8'10" (4.2 x 2.7)

3 x UPVC tilt and turn windows to front aspect, over stairs storage cupboard, radiator

### Bedroom Three

6'8" into 9'0" x 8'6" (2.05 into 2.75 x 2.6)

tilt and turn window to rear, radiator



### Bathroom

6'6" into 4'5" x 12'9" (2 into 1.36 x 3.9)

UPVC windows to front and rear with privacy glass, two heated towel rails, bath with shower attachment, anti fog shower cubicle with main shower, wash basin vanity unit built in low-level WC

### Rear Garden

Decking area (40 msq) with pergola, pathway leading to storage shed and Wendy house with lawn either side, raised plant borders, access to storage area with access to front of property

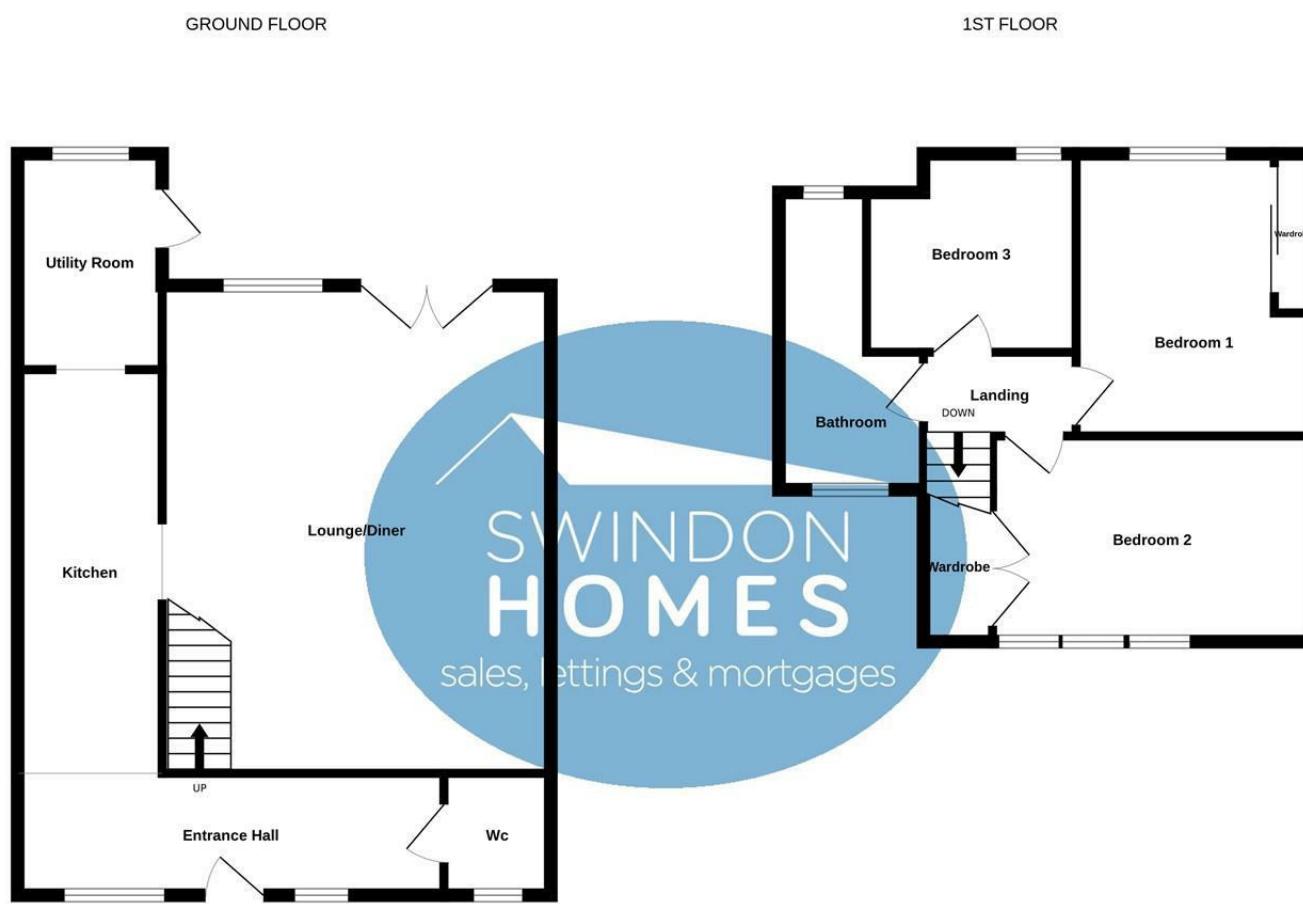
### Front of House

Driveway parking for 2-3 cars



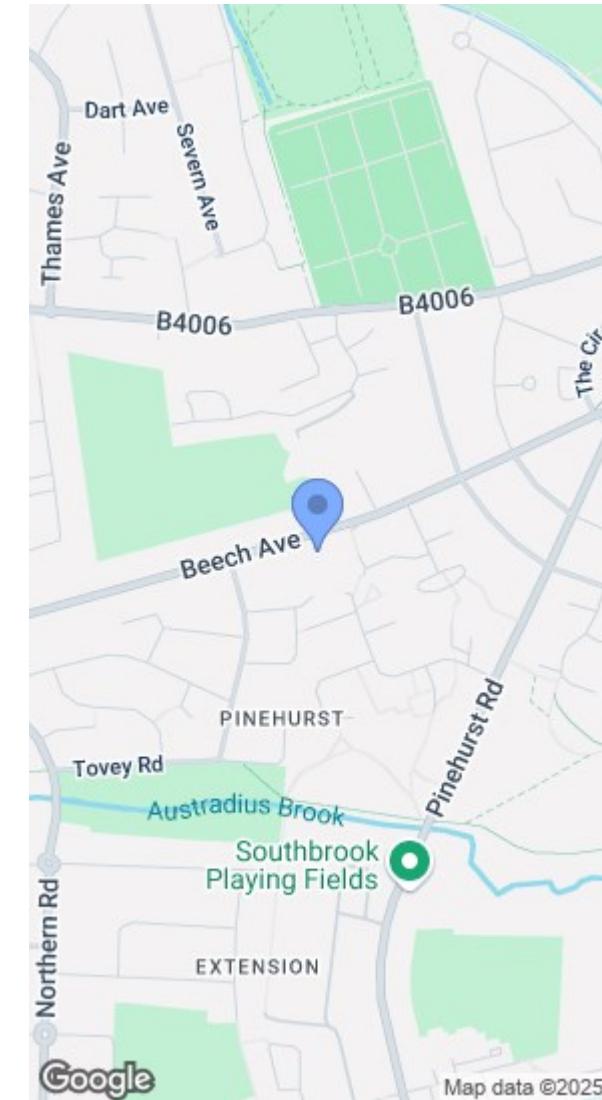






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			