



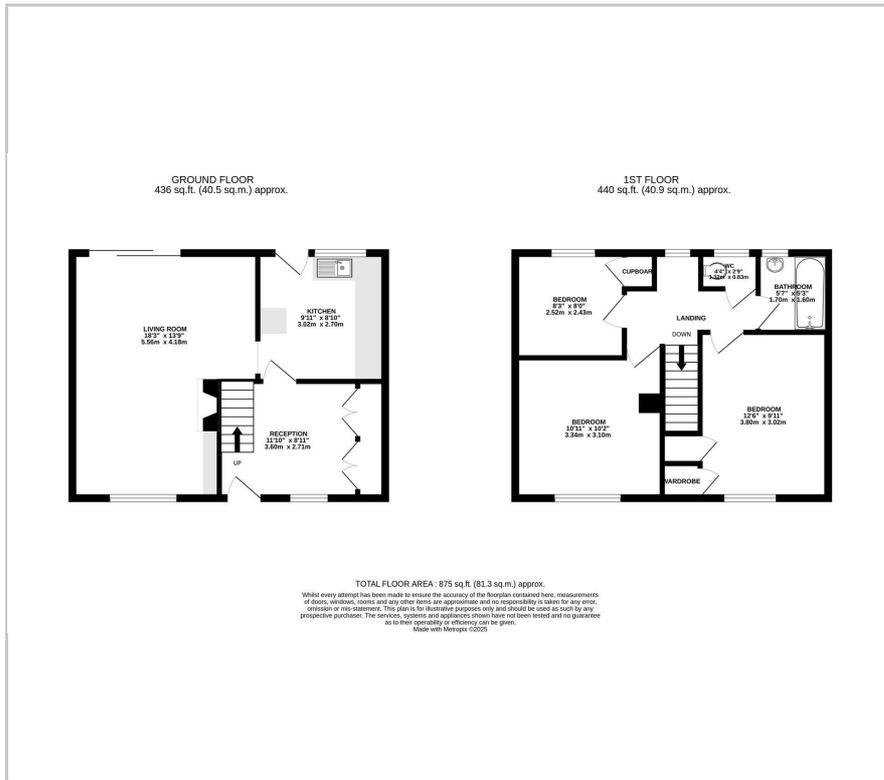
**39 Raleigh Avenue**

Walcot, Swindon, SN3 3DX

Price Guide £200,000



## Floor Plan



- NO ONWARD CHAIN
- FITTED KITCHEN
- SEPARATE WC
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- THREE GOOD SIZE BEDROOMS
- MODERN BATHROOM
- TWO RECEPTION ROOMS
- DOUBLE GLAZING

**\*\*New Instruction\*\*** A SPACIOUS THREE BEDROOM TERRACED HOME BEING OFFERED WITH NO ONWARD CHAIN. THE PROPERTY DOES REQUIRE SOME UPDATING BUT BENEFITS FROM DOUBLE GLAZING AS WELL AS GAS RADIATOR CENTRAL HEATING. THE PROPERTY FEATURES TWO SEPARATE RECEPTION ROOMS AND A FITTED KITCHEN. THE FIRST FLOOR LANDING GIVES ACCESS TO THE THREE BEDROOMS, BATHROOM & SEPARATE WC. THIS PROPERTY IS FREEHOLD. AS PROPERTIES WITHIN THIS AREA ARE IN HIGH DEMAND, WE RECOMMEND AN EARLY APPOINTMENT TO VIEW.

## Viewing

Please contact our Chappells Estate Agents Sales Office on 01793 618080 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

