



113 Goddard Avenue, Old Town, Swindon, SN1 4HU

Offers Over £450,000 Freehold



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**Offers Over £450,000 Freehold**

**\*\*New Instruction\*\*** LOCATED ON ONE OF OLD TOWN'S MOST PRESTIGIOUS TREE LINED ROADS, THIS CHARMING END OF TERRACE PERIOD HOME OFFERS MUCH SPACE AND GRANDEUR WITH ACCOMMODATION ARRANGED OVER TWO FLOORS. BOASTING AN ARRAY OF ORIGINAL PERIOD FEATURES THIS BEAUTIFUL HOME HAS THREE RECEPTION ROOMS, A WELL APPPOINTED KITCHEN WITH WALK-IN PANTRY, A UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS AND A FAMILY BATHROOM. THERE IS A DELIGHTFUL REAR GARDEN WHICH EXTENDS TO APPROX 34 M IN LENGTH AND IS WELL STOCKED WITH VARIOUS TREES AND SHRUBS WHICH HOUSES A RECENTLY ADDED DETACHED HOME OFFICE WITH HEATING, LIGHT, POWER AND INTERNET. THERE ARE TWO STORAGE SHEDS AND THERE IS A DETACHED SINGLE GARAGE TO THE REAR. BENEFITS INCLUDE GAS CENTRAL HEATING AND SOLAR PANELS. THIS WELL LOVED FAMILY HOME WOULD BENEFIT FROM SOME UPDATING AND THERE IS SCOPE FOR IMPROVEMENT AND/OR EXTENSION (STPP).

Contact Old Town's Specialist Agents CHAPPELLS now to book your viewing.

DON'T MISS THE CHANCE OF MAKING THIS BEAUTIFUL HOME YOUR OWN!

## Situation

Goddard Avenue is situated close to the heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Old Town Gardens with its bandstand, cafe and beautiful trees is just a few steps away. Old Town has a choice of excellent primary schools and its own well regarded secondary school. Coate Water Country Park with its lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- **\*\* NO ONWARD CHAIN \*\***
- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **KITCHEN**
- **UTILITY ROOM & CLOAKROOM**
- **SINGLE GARAGE**
- **GOOD SIZE REAR GARDEN**
- **DETACHED HOME OFFICE**
- **FEATURE WOODBURNER**
- **SOLAR PANELS**

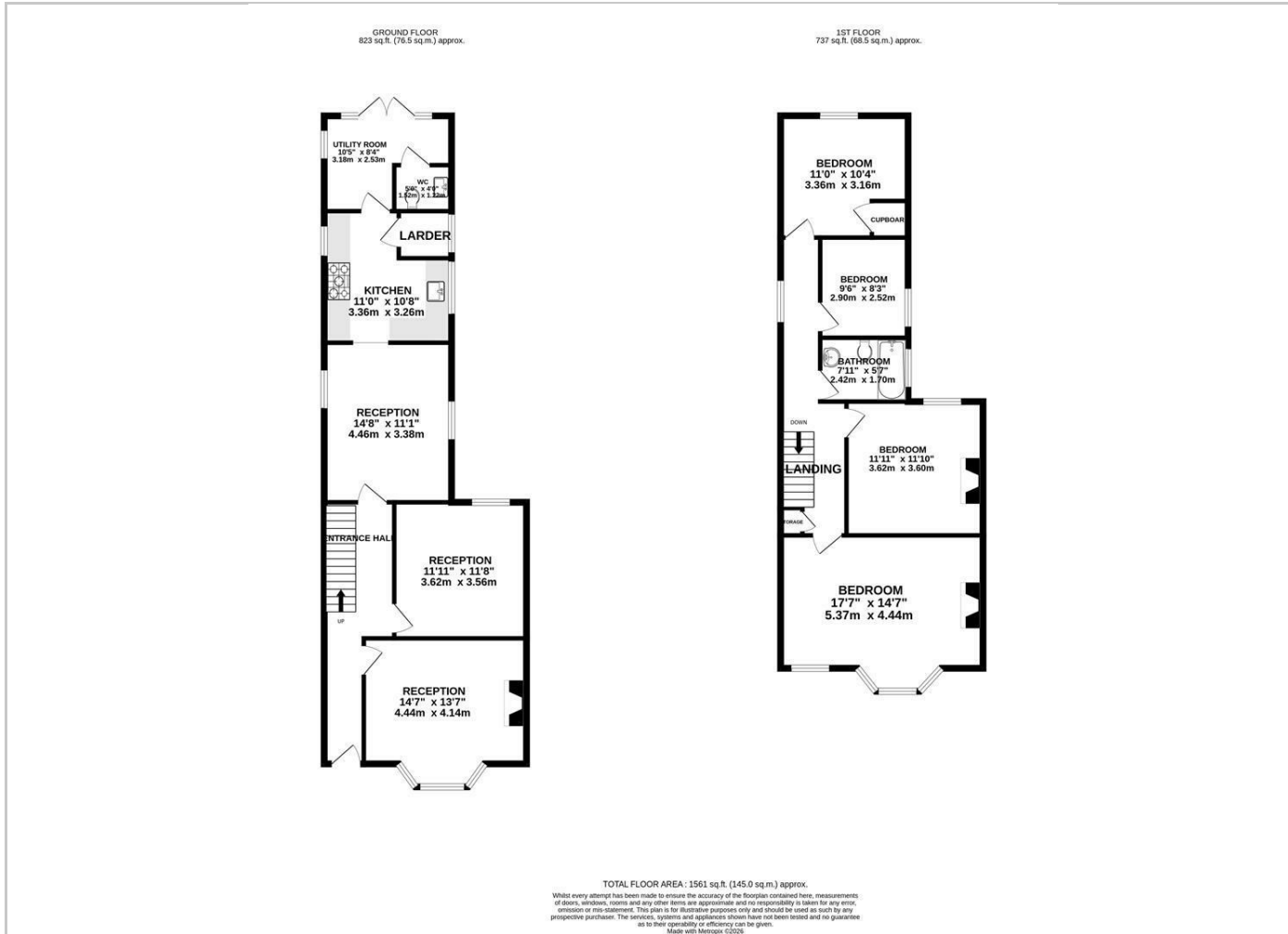
Council Tax Band: E

## Viewing Arrangements

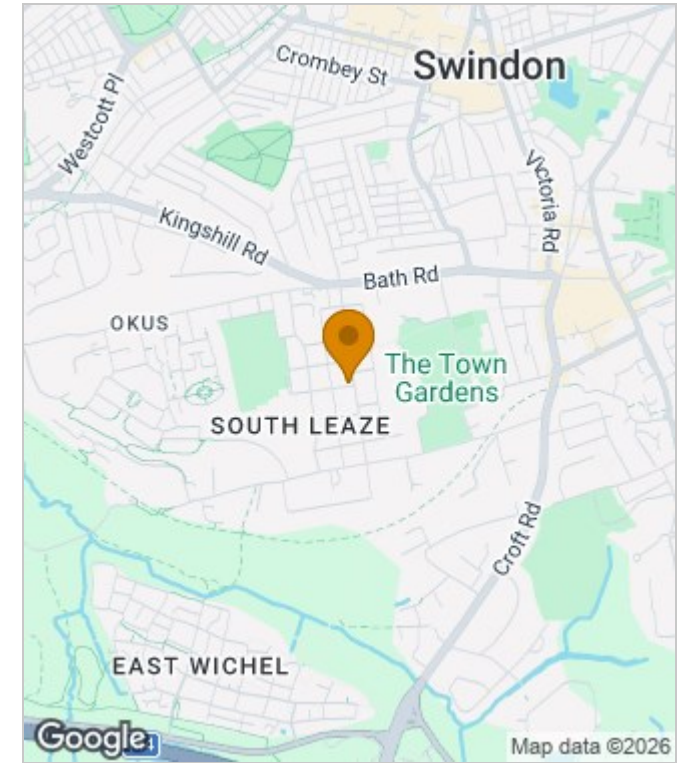
For an appointment to view, please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



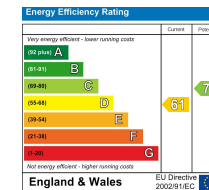
## Floor Plans



## Area Map



## Energy Performance Graph



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