



49 Goddard Avenue, Swindon, SN1 4HS

Price Guide £430,000 Freehold





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**\*\*New Instruction\*\*** NESTLED IN THE HEART OF OLD TOWN THIS BEAUTIFUL TERRACED HOUSE HAS BEEN BEAUTIFULLY MAINTAINED AND ENHANCED BY THE CURRENT OWNERS AND OFFERS A DELIGHTFUL BLEND OF CONTEMPORARY LIVING WITH THE CHARACTER AND CHARM OF A PERIOD HOME. THE GROUND FLOOR OFFERS SPACIOUS FAMILY ACCOMMODATION INCLUDING A 25FT LOUNGE WHICH ENJOYS A WOODBURNER AND BAY WINDOW TO FRONT, A STUDY/OFFICE, A LARGE DINING ROOM WHICH OPENS INTO A BRIGHT SUNNY KITCHEN. THE KITCHEN HAS A RANGE OF UNITS WITH GRANITE WORK TOPS AND DOORS TO THE REAR GARDEN. THERE IS ALSO A USEFUL UTILITY ROOM WITH PLUMBING FOR LAUNDRY APPLIANCES AND DOORS TO GARDEN, AND A CLOAKROOM. THE FIRST FLOOR OFFERS THREE GOOD SIZE BEDROOMS AND A VERY SPACIOUS MODERN FAMILY BATHROOM. THERE IS A DELIGHTFUL GARDEN TO THE REAR WHICH IS MAINLY LAID TO LAWN WITH STONE CHIPPED SEATING AREA/SUN TERRACE AND ACCESS TO A LARGE 1.5 WIDTH GARAGE WITH LIGHT, POWER AND AN ELECTRIC ROLLER DOOR AND A SPACE TO PARK ANOTHER CAR IN FRONT OF THE GARAGE.

## Situation

Goddard Avenue is a highly sought after tree lined avenue in 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
- THREE BEDROOMS
- GARAGE & REAR ACCESS
- TWO RECEPTION ROOMS
- STUDY
- UTILITY & CLOAKROOM
- DELIGHTFUL GARDEN
- EXTENDED KITCHEN
- SPACIOUS FIRST FLOOR BATHROOM

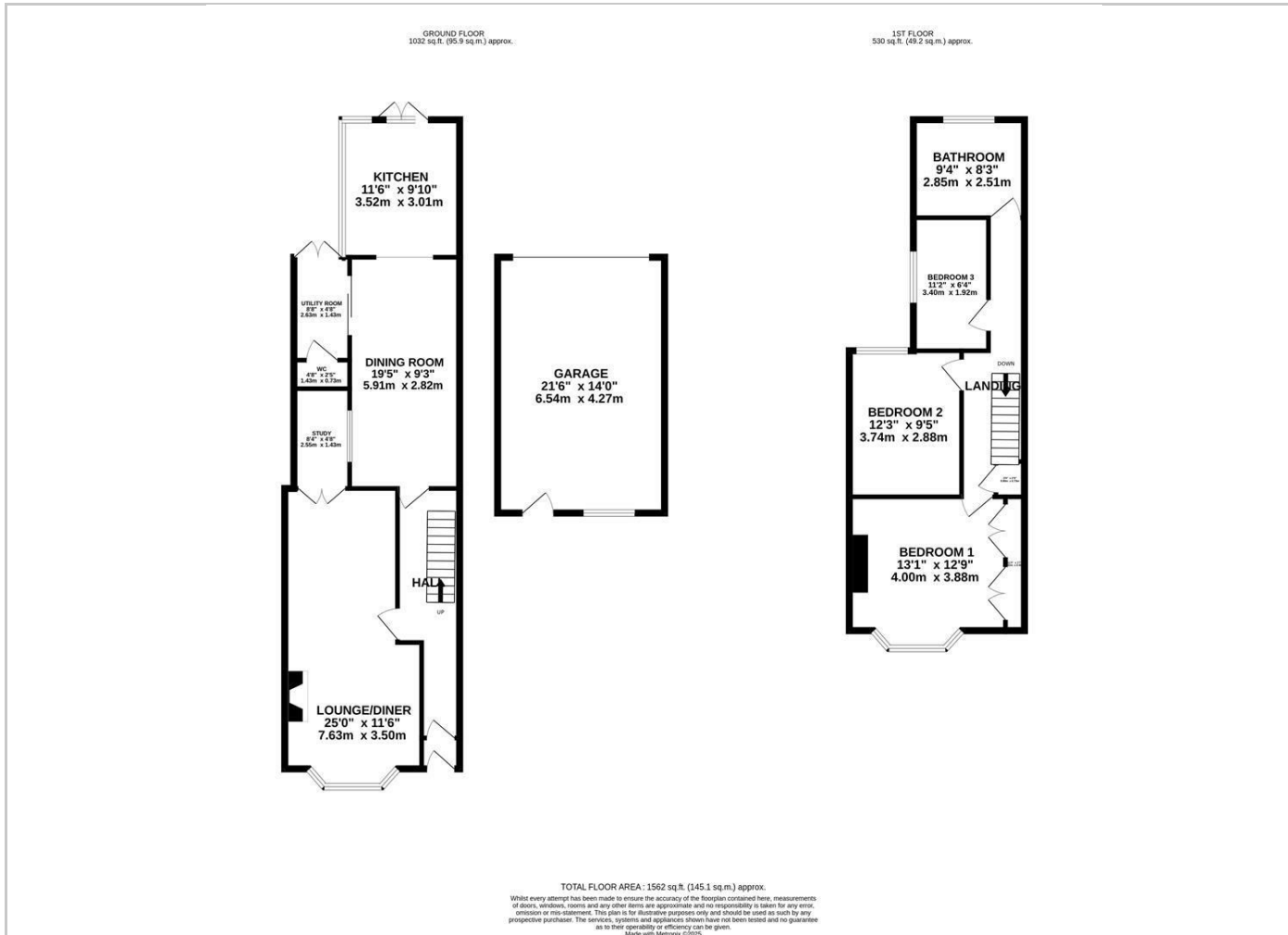
Council Tax Band: D

## Viewing Arrangements

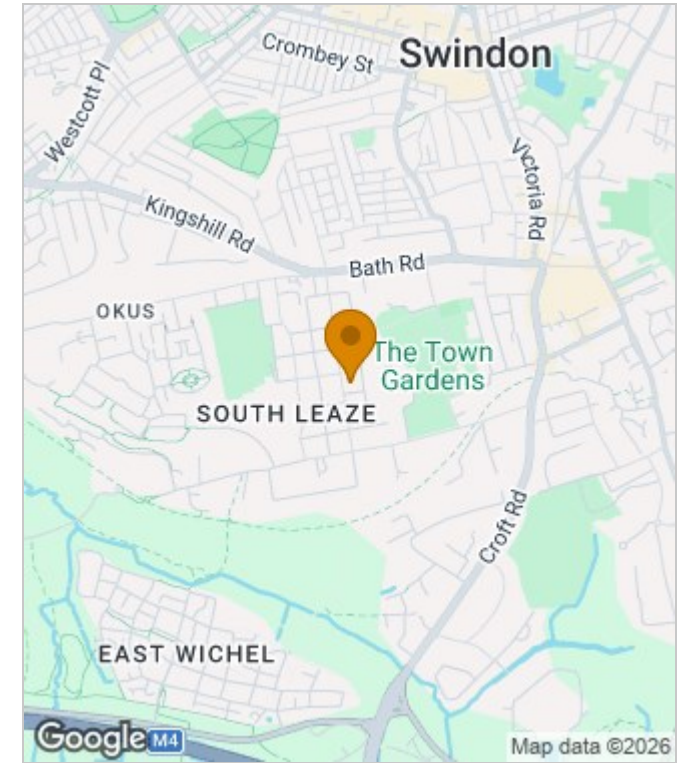
For an appointment to view, please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com).



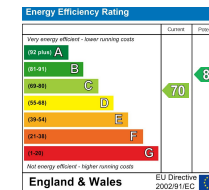
## Floor Plans



## Area Map



## Energy Performance Graph



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