



**Welcombe Avenue, Park South, Swindon**  
**Guide Price £260,000**

4 BEDROOMS \* STYLISHLY PRESENTED THROUGHOUT \*\*\* AN IMPRESSIVE HOME BOASTING: C.

\*\*\* A MUST VIEW FAMILY SIZED HOME  
\*\*\* 4 BEDROOMS \*\*\* STYLISHLY  
PRESENTED THROUGHOUT \*\*\*

\*\*\* AN IMPRESSIVE HOME BOASTING:  
C. 900 SQ FT / 84 SQ METERS OF  
DECEPTIVELY SPACIOUS LIVING  
ACCOMMODATION \* READY TO MOVE  
INTO \* AN 'OPEN PLAN'  
KITCHEN/BREAKFAST/DINING/LIVING  
AREA \* DRIVEWAY PARKING TO THE  
REAR + A GOOD SIZE & FULLY  
ENCLOSED REAR GARDEN \* GAS  
RADIATOR CENTRAL HEATING \*  
UPVC DOUBLE GLAZING \*\*\*

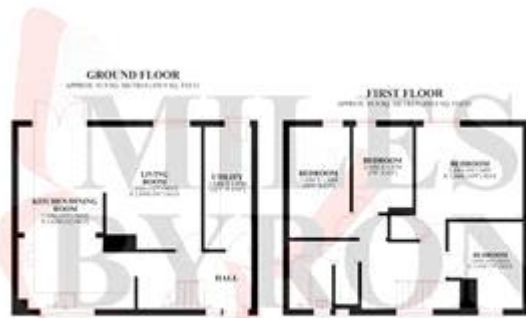
This delightful property offers excellent access to Old Town, the Town Centre, the Railway Station, Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

Tenure: Freehold

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MOVE INTO \* AN 'OPEN PLAN' KITCHEN/BREAKFAST/DINING/LIVING AREA \* DRIVEWAY PARKING  
TO THE REAR | Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 83.8 SQ. METRES (901.8 SQ. FEET)

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