

20 *successful
years of
moving people*

**ATWELL
MARTIN**
ESTATE AGENTS



Goddard Avenue, Swindon SN1 4HS

£385,000

---STUNNING OPEN PLAN KITCHEN DINER--- ---FOUR
DOUBLE BEDROOMS--- ---BAY FRONTED OPEN PLAN
LIVING/DINING ROOM--- ---UTILITY ROOM & DOWNSTAIRS
CLOAKROOM--- ---IMMACULATE FAMILY HOME---

Located on the ever popular Goddard Avenue, with generous,
private gardens, is this immaculately presented period property.

On the Ground Floor

Sheltered porch and inner hallway providing access to; Impressive
26ft open plan living room with two feature fireplaces. There is a
stunning modern fitted kitchen breakfast room with a range of
integrated appliances and granite worktops, vaulted 'Sky Pod' style
ceiling and doors opening onto the rear patio from the dining area.

A useful utility room is located just off the kitchen, which then
leads to downstairs cloakroom. Under floor heating runs
throughout this entire area.

On the First & Second Floors

Bay fronted master bedroom with plenty of built in wardrobe
space and feature fireplace, two further double bedrooms, and a
stylish bathroom suite. The top floor offers a further double
bedroom, with Velux style window.

Goddard Avenue

The property enjoys a pleasant position on the much sought after
Goddard Avenue, in the very heart of Swindon's Old Town, just a
stones thrown from the Old Town Gardens.

There are great access links through to both J15 & 16 of the M4
and the Great Western hospital is only a ten minute drive away.

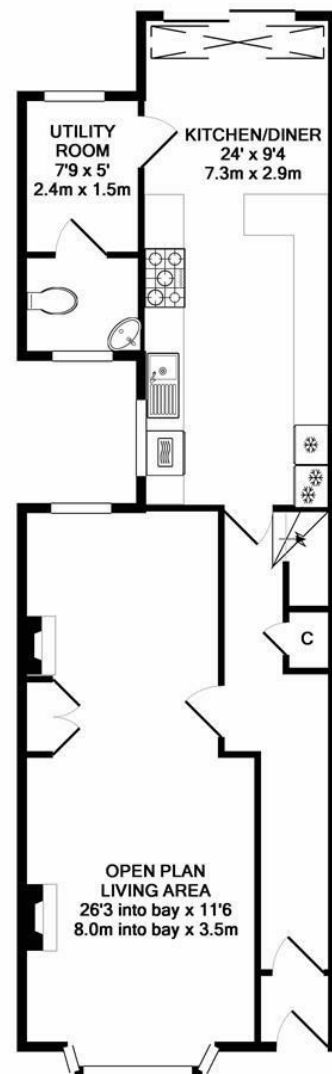
The Town centre and Old Town shopping areas are only a short
walk away where you will find all the necessary amenities and
leisure facilities plus a number of nice restaurant's, bars, boutiques
and coffee shops. Swindon offers a mainline railway station London
to Paddington in c.55mins.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	45-48		
G	35-44		
Not energy efficient - higher running costs			
EPC Director 2020/1/EC		67	76
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	30-35		
B	36-45		
C	46-55		
D	56-65		
E	66-75		
F	76-85		
G	86-95		
Not environmentally friendly - higher CO ₂ emissions			
EPC Director 2020/1/EC		59	72
England & Wales			



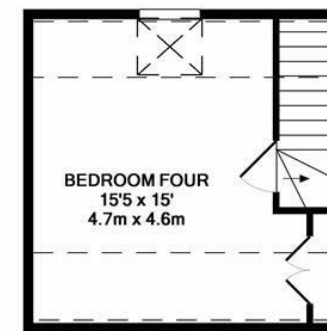
GROUND FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (142.0 SQ.M.)

Floorplan for identification purposes only
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2ND FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.5 SQ.M.)

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.