

richard  
james



**45 Goddard Avenue**

Old Town, Swindon, SN1 4HS

Guide Price  
**£400,000-£425,000**





# Goddard Avenue

Old Town

Freehold | EPC Rating - D

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  2
  2

Set on arguably the most sought-after road in Old Town, this elegant three-bedroom end of terrace home combines timeless character with modern convenience. With its traditional bay windows, and tall ceilings, the property is rich in period charm and enhanced by tasteful contemporary updates throughout.

Inside, the ground floor offers an impressive open plan reception space measuring over 24ft in length, perfect for entertaining or relaxing with family. The stylish, modern kitchen to the rear is thoughtfully designed and leads out to a downstairs bathroom.

Upstairs, you'll find three bedrooms. Including a generous master bedroom with bay window, a further double bedroom and a single currently serving as a home office. A modern family shower room services these three bedrooms.



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Scan here



Bright and  
Airy







A standout feature of this home is the garden. Backing onto trees, it's hard to believe you're in such a central location.

At the back of the garden there is a larger-than-average detached garage (over 21ft by 14ft), complete with an additional private parking space in front—an extremely rare advantage in this part of town.



Modern  
throughout



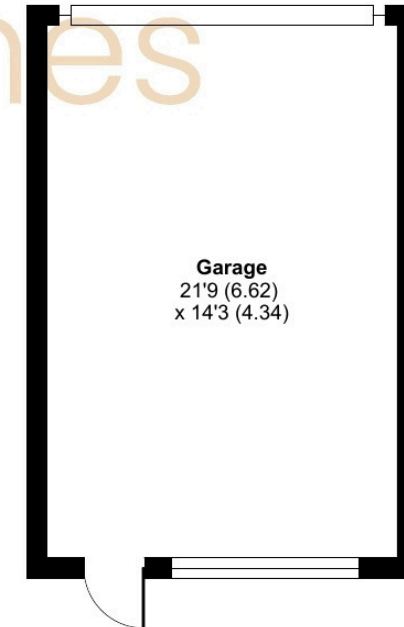
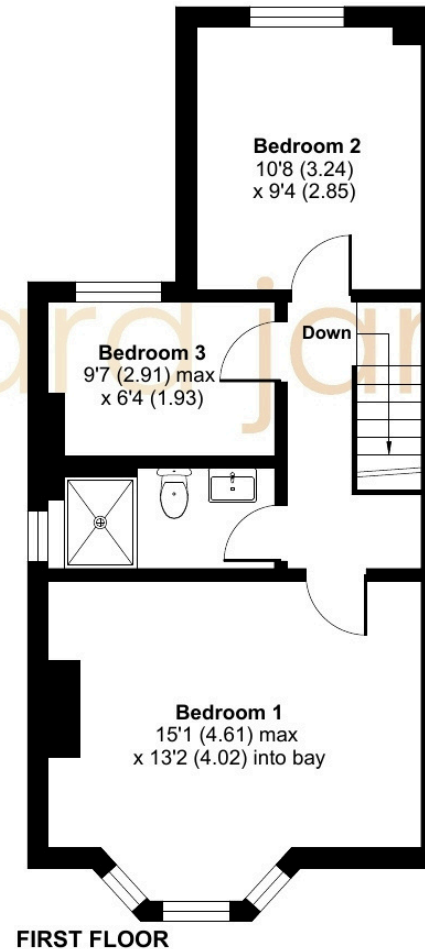
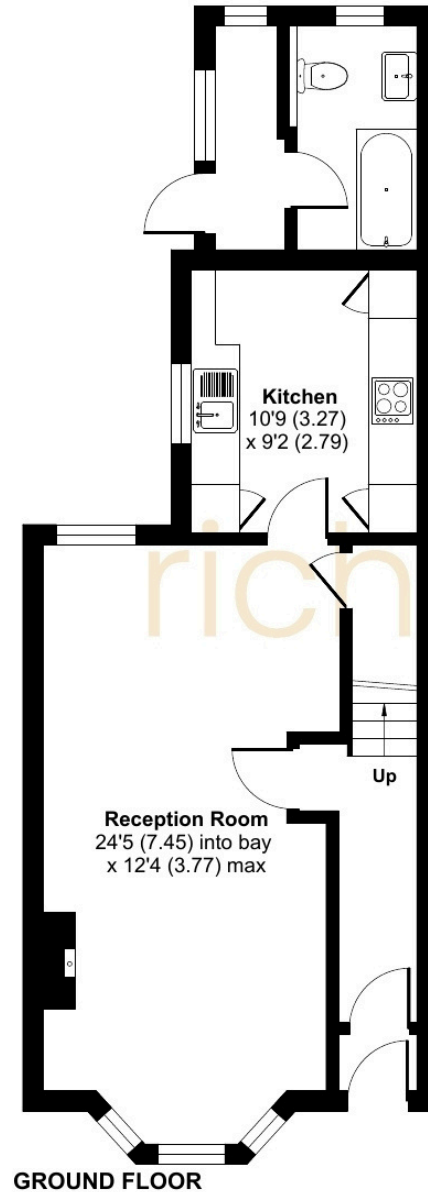




Situated just moments from Town Gardens and surrounded by Old Town's vibrant café culture, independent restaurants, and boutique shops, this is a truly special opportunity to acquire a stylish, character-filled home in an unbeatable location.



Approximate Area = 908 sq ft / 84.3 sq m  
Garage = 309 sq ft / 28.7 sq m  
Outbuilding = 75 sq ft / 7 sq m  
Total = 1292 sq ft / 120 sq m  
For identification only - Not to scale



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