



61 Collett Avenue, Swindon, SN2 1NQ

Guide price £389,995

Resides Swindon are delighted to be marketing this stunning and improved four bedroom semi detached property located in the sought after location of 'Collett Avenue'. The accommodation comprises, entrance hall, study/second lounge, sitting room, downstairs WC, sizable kitchen/dining room with a breakfast bar, this is the hub of the home with patio doors to the large rear garden with an outbuilding with light and power. To the first floor houses three bedrooms with two being doubles and the family bathroom. To the first floor is the master bedroom with a en suite with his and her sinks. To the front is a blocked paved driveway for two cars. This is a must see. EARLY VIEWINGS RECOMMENDEDE TO AVOID DISAPPOINTMENT.

DISCLAIMER

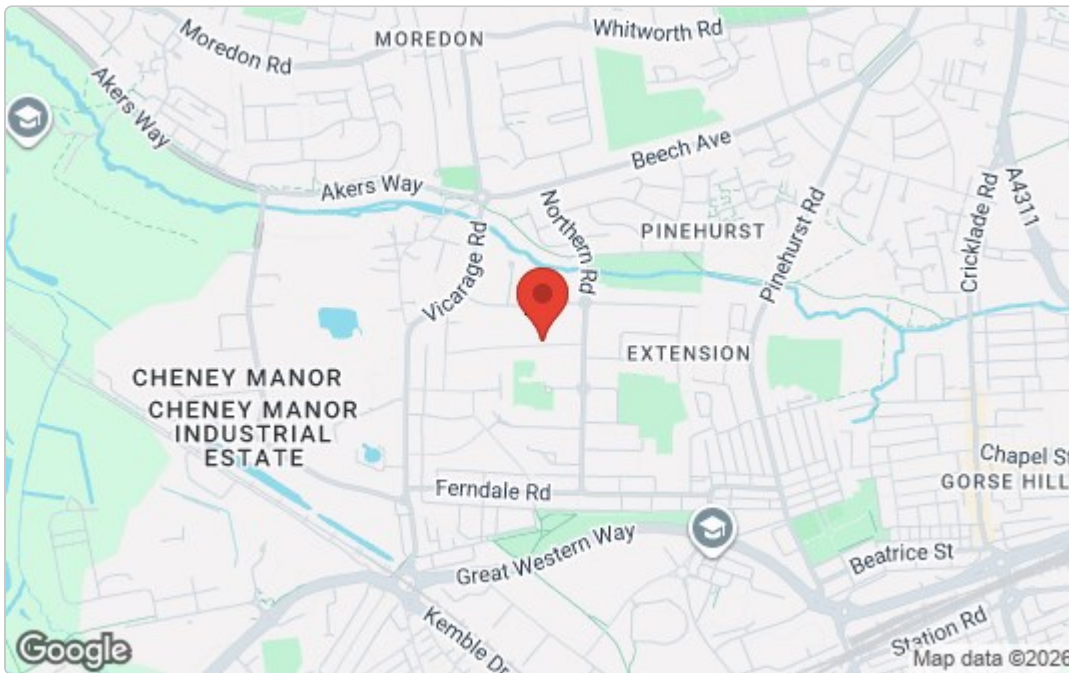
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.