



Horsham Road, Swindon, SN3 2FJ

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PROPERTY SALES & LETTINGS





- No Onward Chain
- Lounge/Diner
- First Floor Bathroom
- Non Overlooked Rear Garden
- Gas Radiator Central Heating

- Two Bedroom Terrace Property
- Downstairs Cloakroom
- Allocated Parking To The Front
- uPVC Double Glazing



# 49 Horsham Road Swindon, SN3 2FJ

£200,000

Offered to the market with no onward chain is this two double bedroom terraced home, ideally located just a short drive from Swindon Town Centre and conveniently positioned close to local schools and shops.

The accommodation comprises an entrance hallway with downstairs cloakroom, a front-facing kitchen, and a spacious lounge/diner to the rear with French doors opening onto a private, enclosed garden that enjoys a non-overlooked aspect.

Upstairs, the property offers two generous double bedrooms, with the main bedroom

benefiting from built-in wardrobes, along with a family bathroom featuring a shower over the bath.

Additional features include gas central heating, uPVC double glazing, and an allocated parking space to the front of the property.

To arrange a viewing or for further details, please contact Alan Hawkins Property Sales.



## Viewings

By appointment through Alan Hawkins  
Property Sales. Tel: 01793 840 222

Council Tax: Swindon Borough Council

Tax Band B For year 2025/26 = £1,815.61  
For information on tax banding and rates,  
please call Swindon Borough Council  
Management Fee

Approx £75 twice yearly

Service Charge:  
Approx £75 twice yearly

Services:  
Gas: Mains  
Electric: Mains  
Water + Waste: Mains  
Flood Risk: None (Environmental Agency)  
Internet Speeds: Up to 5000mbps (Sky)

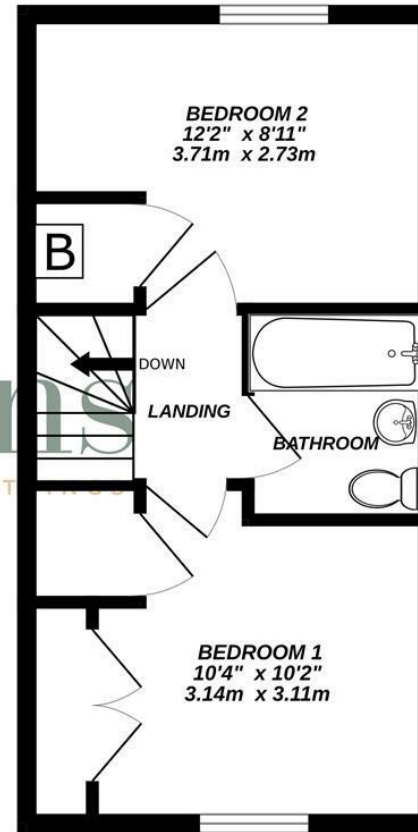
## Energy Efficiency Rating (England & Wales)

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



GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

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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