



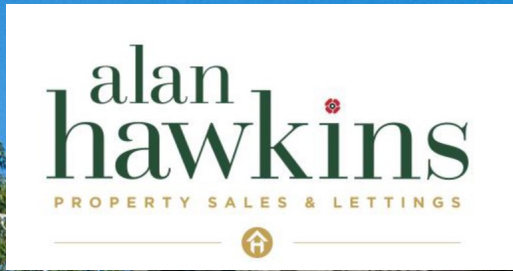
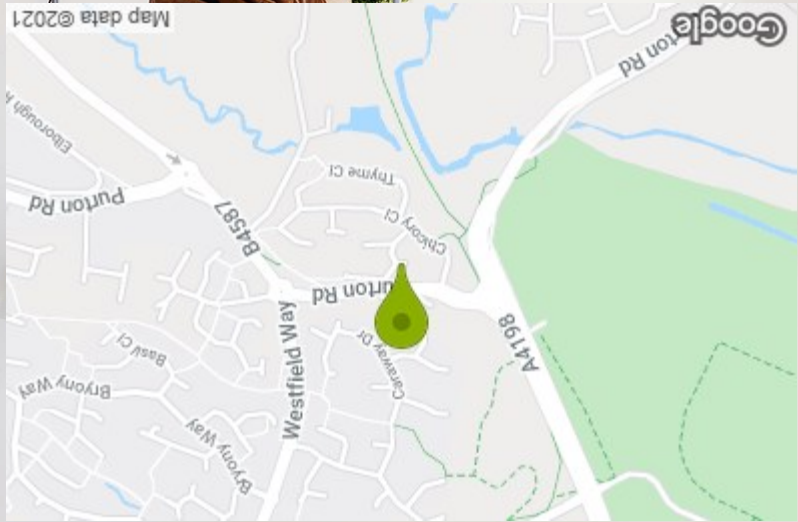
alanhawkins.co.uk



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Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



Energy Efficiency Rating	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
A (82-91)	A (82 plus)
B (61-91)	B (81-91)
C (55-68)	C (65-80)
D (35-54)	D (55-68)
E (21-38)	E (35-54)
F (1-20)	F (21-38)
G (1-20)	G (21-38)
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
74	87
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (82-91)	
B (61-91)	
C (55-68)	
D (35-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	
73	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
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B (61-91)	
C (55-68)	
D (35-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	
73	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
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Not energy efficient - higher running costs	
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Current	
Potential	
73	



23 Periwinkle Close, Swindon, SN2 2QH

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£234,995

An impressive, extremely well presented 3 bedroom end of terraced house constructed by Wilcon Homes situated in a cul-de-sac location in this popular residential location.

The accommodation comprises an entrance hall, cloakroom, living room, kitchen/diner with an arch divide and integrated appliances including oven, induction hob and fridge/freezer whilst to the first floor are three bedrooms and an impressive shower room. Outside to the rear is a low maintenance garden tiered with patio, artificial grass and a decked area with side and rear gated access leading to the double length driveway. Further attributes includes modern uPVC double glazing, gas central heating via a combination boiler and the inclusion of various bedroom furniture including two sets of wardrobes and drawers and all curtains and blinds.

A wonderful property that is sure to please. For more details, contact Alan Hawkins Property Sales on 01793 840222. *A full virtual Viewing is Available upon Request *

- 3 Bedroom End of Terrace
- Beautifully Presented Throughout
- Parking To Immediate Rear
- Non Overlooked
- Cloakroom
- Modernised Shower Room
- Low Maintenance Rear Garden
- Perfect First Time Purchase
- Impressive
- Virtual Viewing Available

Council Tax - Swindon County Council

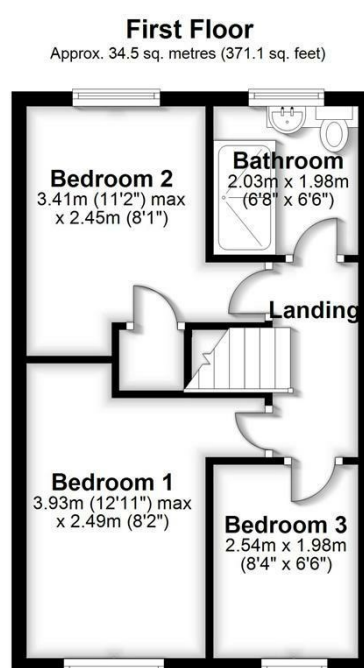
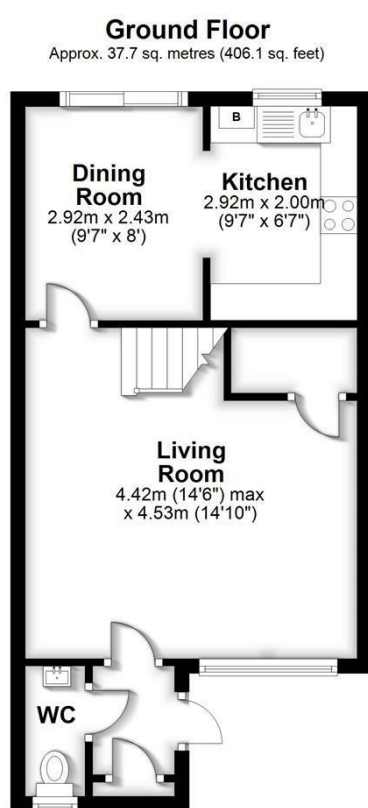
For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Virtual Video Tour

A virtual video tour is available at sales@alanhawkins.co.uk



Total area: approx. 72.2 sq. metres (777.2 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

