



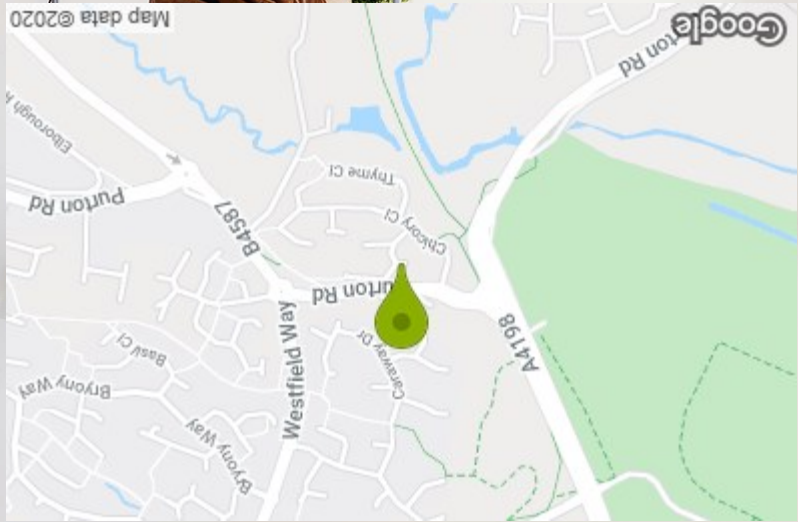
alanhawkins.co.uk



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
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	2022/9/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(61-80) C	(61-80) C
(51-60) D	(51-60) D
(31-50) E	(31-50) E
(21-30) F	(21-30) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
Current	Potential
74	88
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	2022/9/EC
Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(22 plus) A	(22 plus) A
(11-21) B	(11-21) B
(5-10) C	(5-10) C
(1-4) D	(1-4) D
(1-20) E	(1-20) E
(21-30) F	(21-30) F
(31-40) G	(31-40) G
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Current	Potential
73	87



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

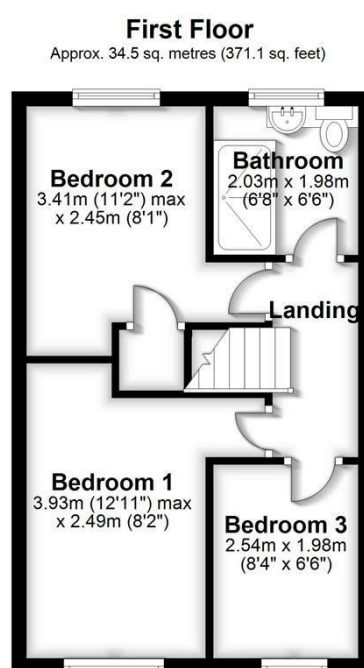
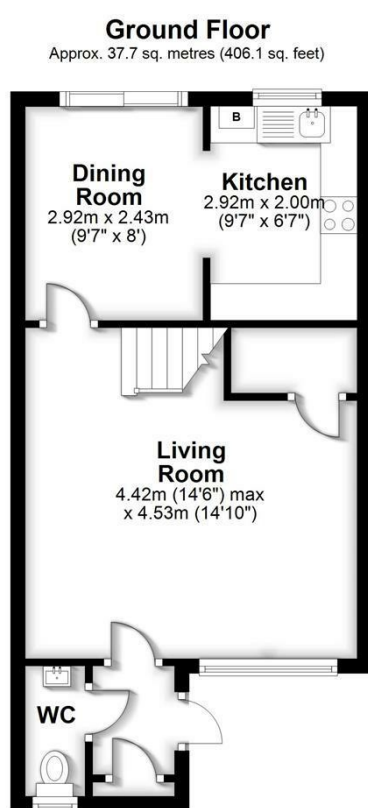
For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

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.

