



65 Raleigh Avenue, Park, Swindon, Wilts, SN3 3DY  
£1,250 PCM

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Swindon Homes are pleased to market this three bedroom, mid-terraced property situated in the residential area of Walcott, Swindon.

The accommodation comprises: entrance hall, lounge / diner, kitchen/ breakfast room, stairs and landing leading to two double bedrooms and a single, plus family bathroom.

Further benefits include gas central heating double glazed windows, enclosed rear garden and driveway parking for two or three cars.

**PLEASE NOTE:**

In order to pass referencing checks the household must have an income of £46000 P.A.

Maximum of two children permitted

No pets

Carpets have been laid.

**Entrance Porch**

uPVC half glazed entrance door, door to hallway.

**Entrance Hall**

Stairs to first floor, door to lounge and kitchen

**Living Room**

window to front, radiator, double doors to garden

**Kitchen/ Breakfast Room**

Newly fitted kitchen comprising 1/2 stainless steel wash basin, electric oven, ceramic hob, extractor fan, understairs storage cupboard, door to garden, radiator.

**Landing**

Stairs from ground floor, doors to all bedrooms and bathroom

**Bedroom One**

Storage cupboard, window to front aspect, radiator.





### Bedroom Two

Window to front aspect, radiator.



### Bedroom Three

Window to rear aspect, radiator.



### Bathroom

Newly fitted bathroom comprising; WC, pedestal wash basin, bath with electric shower over, window to rear, radiator.

### Rear Garden

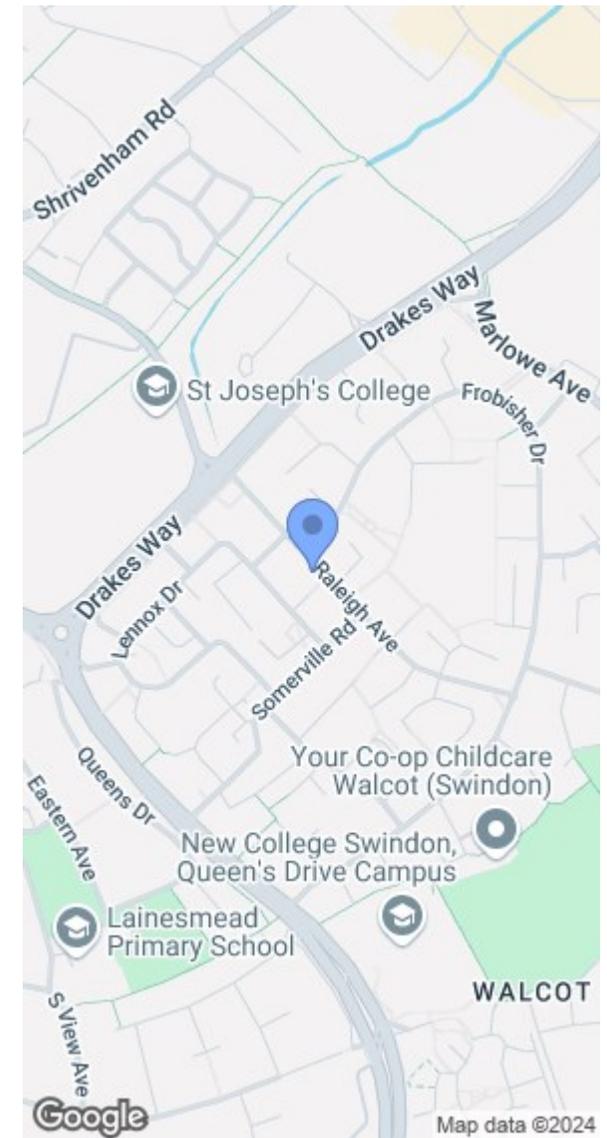
Enclosed rear garden with a patio area from back of property , raised flower bed, path to rear of garden with lawn either side.







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