



Room 5, 85 Winifred Street, Old Town, Swindon, Wilts, SN3 1RT
£700 Per Month

SWINDON
HOMES 
sales, lettings & mortgages

**** DOUBLE ROOM ** EN-SUITE ** BILLS INCLUDED**

Furnished double room in a very well maintained HMO

- Communal living room & kitchen (professionally cleaned)
- Communal laundry room
- Communal rear garden

£700 FOR A SINGLE PERSON . £775 FOR A COUPLE

There is on-street parking available around the property.

The property is situated a short distance from Old Town, with local bus routes and amenities nearby.

Bedroom (Room 5)

13'9 x 10'10 (4.19m x 3.30m)

uPVC Double glazed window to side and rear aspect. Large double bedroom with triple wardrobe, double bed, 2x bedside units, radiator

En-suite

5'6 x 10'11 (1.68m x 3.33m)

uPVC Frosted window to rear. Large en-suite with corner shower unit, low-level WC, pedestal wash basin

Communal Lounge

13'6 x 12'12 (4.11m x 3.66m)

Communal lounge with uPVC window to side aspect, uPVC window to rear aspect, sofa, dining table and chairs, television, radiator

Communal Kitchen

16 x 5 (4.88m x 1.52m)

Two uPVC double glazed windows to rear aspect, white units at eye- and base- level, matching wooden work surfaces, single bowl stainless steel sink unit with mixer tap, 2 electric ovens, 5 ring gas hob, extractor fan. Also included is a fridge/ freezer, microwave, kettle and double toaster.

Communal Laundry Room

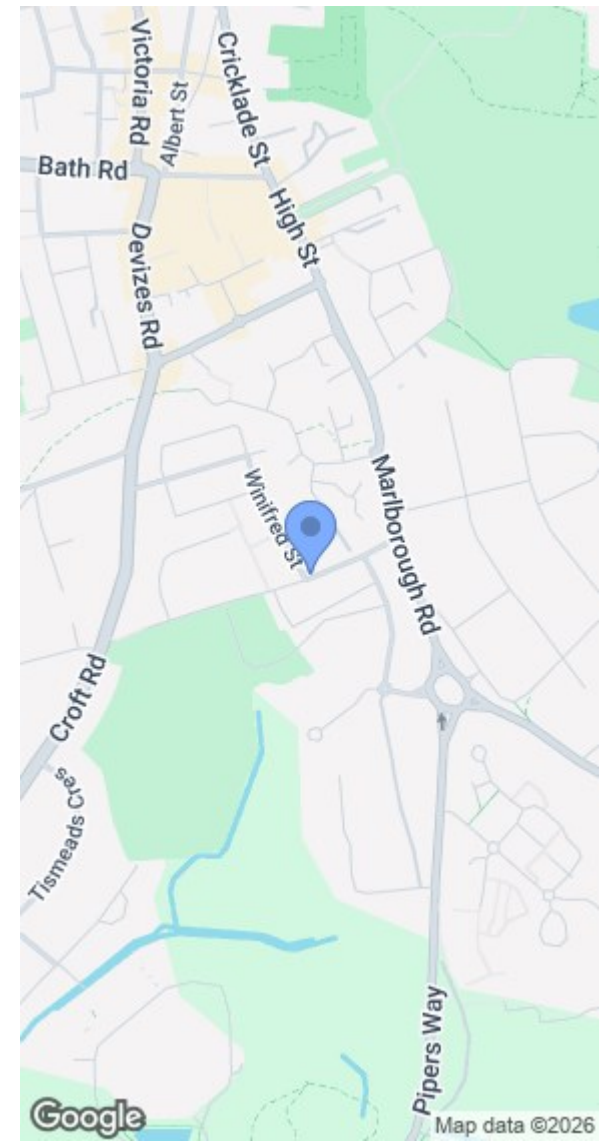
6'4 x 6'3 (1.93m x 1.91m)





Communal utility room with two washing machines and a tumble drier. These are controlled via a coin-operated timer.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	
	47		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC