**Room 3, 2 Theobald Street, Swindon, SN1 5DU**

**£750**

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** HIGH END ROOM ** EN-SUITE ** CLOSE TO TOWN CENTRE **

This high-spec HMO is an ideal choice for professionals looking to live near town centre. The spacious bedroom is complete with an ensuite bathroom.

The property also has a courtyard garden, offering a serene outdoor space to relax and unwind after a busy day. Its prime location close to the town centre means that residents can easily access a variety of local amenities

**Entrance Hall**
3'1" x 14'6" (to stairs) (0.94 x 4.43 (to stairs))
Entrance door, stairs to first floor, door to downstairs bedroom, door to kitchen, radiator

**Bedroom**
8'6" x 11'9" (2.6 x 3.6)
Window to side aspect, radiator

**En-Suite**
4'11" into 2'3" x 4'11" into 3'11" (1.5 into 0.7 x 1.5 into 1.2)
WIndow to side, wash basin, shower, WC

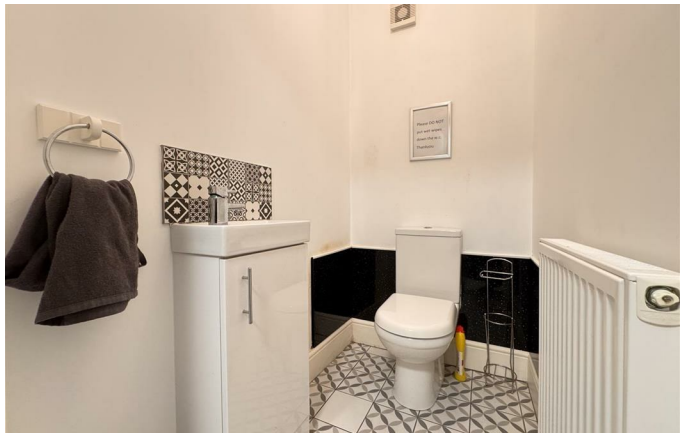
**Kitchen**
13'8" into 12'9" x 18'0" (4.19 into 3.9 x 5.5)
Units and eye and base level, electric oven and hob with extractor fan over, integrated dishwasher, one-and-a-half basin sink, fridge/ freezer, pull-out rubbish bin, dining table, double doors to garden

**Utility Room**
5'2" x 3'3" (1.6 x 1)
Space and plumbing for washing machine

**W.C.**
3'3" x 5'2" (1 x 1.6)
Low level WC, wash basin in vanity unit, extractor fan, radiator

**Rear Garden**

Courtyard garden



Tel: 01793 535777 Email: sales@swindonhomes.co.uk

GROUND FLOOR

1ST FLOOR

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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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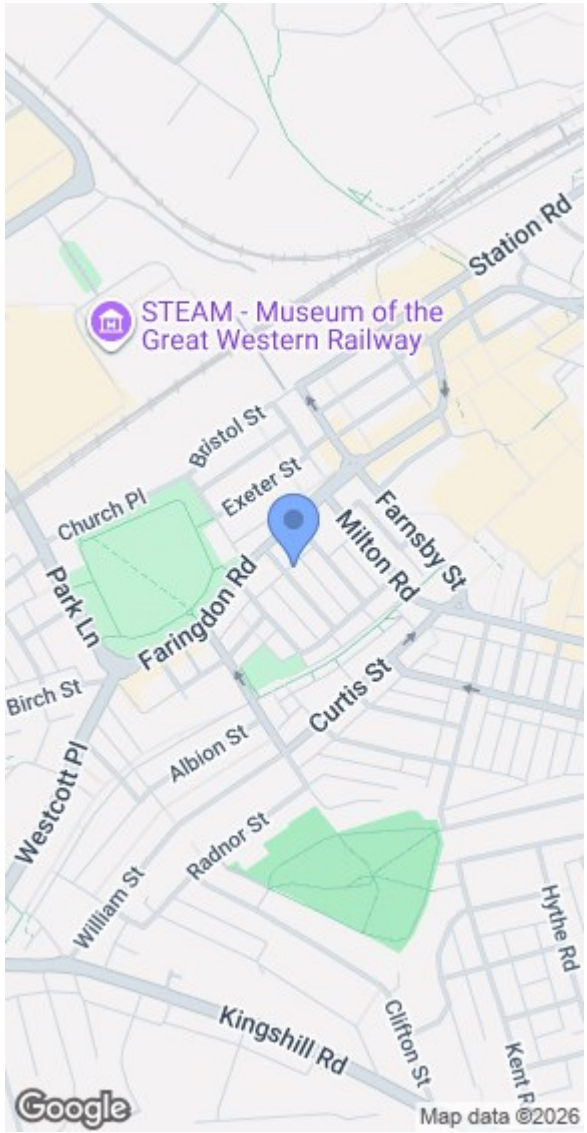


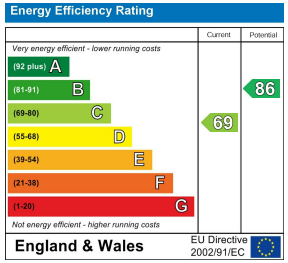


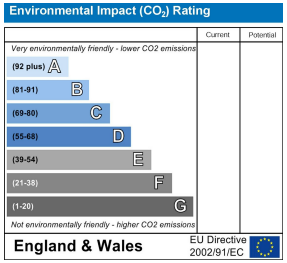


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