



120 Elmore, Eldene, Swindon, wilts, SN3 3TN
£1,100

SWINDON
HOMES 
sales, lettings & mortgages

**** NEWLY REFURBISHED ** TWO BEDROOMS **
DRIVEWAY PARKING ****

FOR RENT: A two bedroom house in Eldene, Swindon.

The property has been newly refurbished to a good standard and offers driveway parking for 2 cars.

The property comprises: entrance porch, living room, kitchen, garage, large master bedroom, second bedroom and bathroom.

The property is located near schools and shops and is expected to go quickly so don't miss out!

Please note: MAXIMUM ONE CHILD AND STRICTLY NO PETS

Entrance Porch

3'10" x 3'2" (1.17 x 0.97)

uPVC Entrance door, window to front, door to living room

Living Room

14'9" x 11'9" into 15'5" (4.5 x 3.6 into 4.7)

Window to front, radiator, stairs to first floor

Kitchen

6'6" x 9'2" (2 x 2.8)

Units at eye and base level, gas hob, electric fan oven, extractor fan, window to rear, door to garage

Bedroom One

11'9" x 12'1" (3.6 x 3.7)

Window to front, built in wardrobe, radiator

Bedroom Two

8'2" x 9'6" (2.5 x 2.9)

Window to rear, radiator





Bathroom

6'3" x 5'6" (1.92 x 1.7)

W.C., bath with shower screen and shower over, pedestal wash basin, extractor fan, heated towel rail, window to rear

Garage

7'10" x 16'4" (2.4 x 5)

Utility area, up and over garage door, door to garden

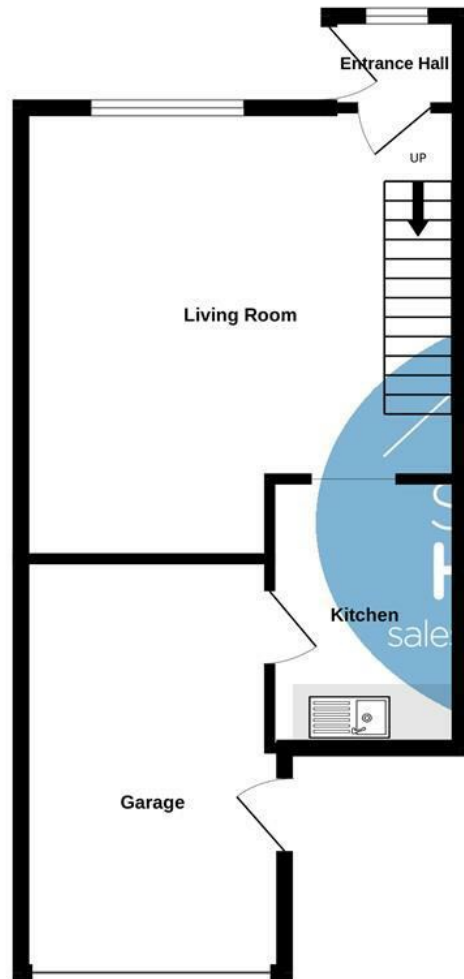
Rear Garden

Enclosed rear garden with driveway parking

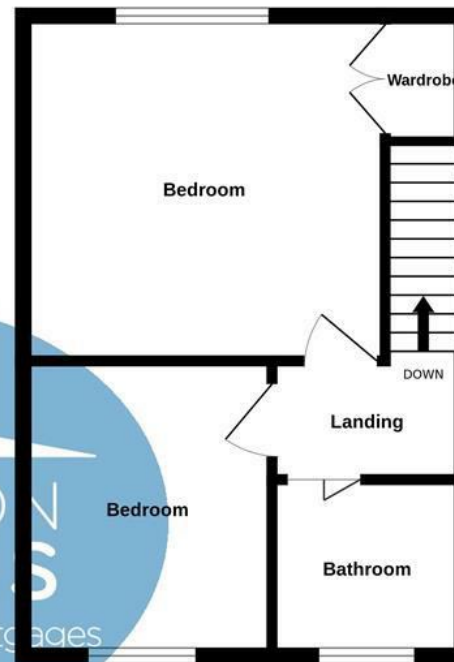




GROUND FLOOR

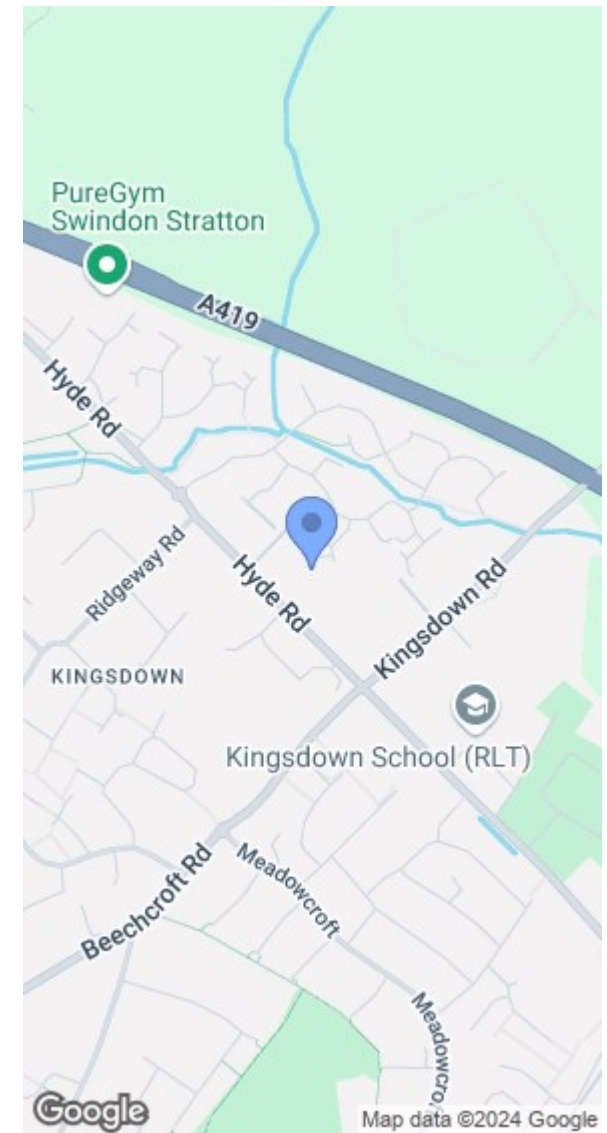


1ST FLOOR



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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			71	(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
England & Wales		EU Directive 2002/91/EC		England & Wales	
		