



44 Avening Street, Gorse Hill, Swindon, SN2 8BZ £1,200 Per Month

**** COMPLETELY REFURBISHED ** EVERYTHING BRAND NEW ** TWO BEDROOMS ****

TO LET: A two double bedroom terraced house on Avening Street, Gorse Hill

The property has been entirely refurbished so everything is brand new

Further benefits include a low-maintenance rear garden, white goods and gas central heating

Please Note: due to overcrowding guidelines this property is not suitable for families with more than 2 children over 10 years old

In order to pass referencing the household income must be above £42,000 P.A.

Security deposit will be £1384 (5 weeks rent)



Entrance Hall

7'5" x 3'9" (2.26m x 1.14m)

Half glazed uPVC entrance door, laminate flooring, half glazed door to storage cupboard, door to lounge.

Lounge

10'9" x 7'8" (3.28m x 2.34m)

Double glazed window to front aspect, laminate flooring, radiator

Dining area

12'5" x 12'9" (3.78m x 3.89m)

double glazed window to rear aspect, radiator, door to kitchen.

Kitchen

10'4" x 7'5" (3.15m x 2.26m)

Double glazed window to side aspect with uPVC half glazed door to garden. a selection of kitchen units at base level, wash basin, cooker, washing machine

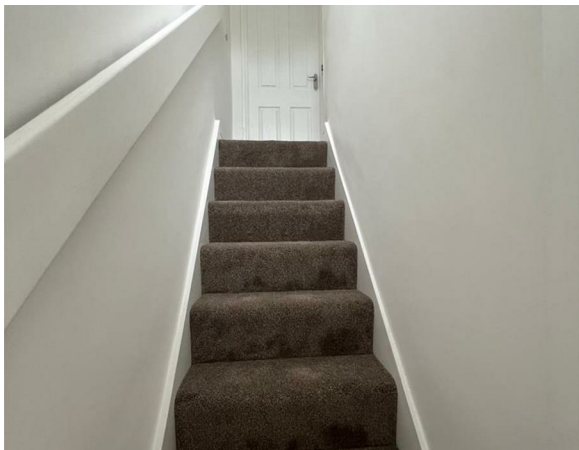
Bathroom

Window to rear aspect., bath with shower over, wash basin, WC, heated towel rail

Bedroom One

9'3" x 11'9" (2.82m x 3.58m)

Double glazed window to front aspect, radiator



Bedroom Two

117" x 97" (35.66m x 2.92m)

Doble glazed window to rear aspect, radiator

Rear Garden

A low maintenance rear garden with path to back gate and astroturf

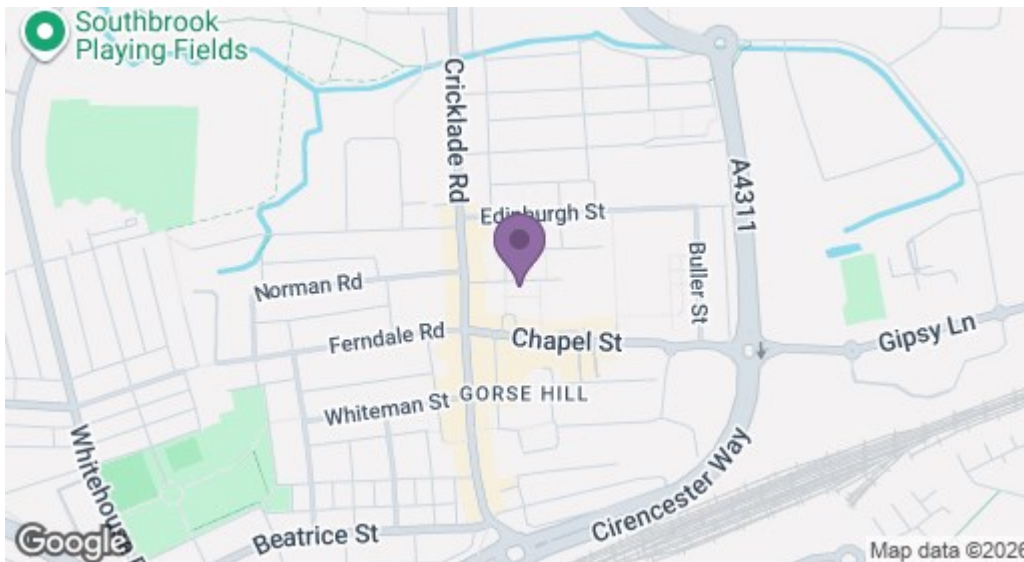


GROUND FLOOR

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	