



**59 Edinburgh Street, Gorse Hill, Swindon, Wiltshire, SN2 8DD**  
**£1,200 Per Month**

**SWINDON  
HOMES**   
sales, lettings & mortgages



**\*\* TWO BEDROOMS \*\* WELL PRESENTED \*\* OFF ROAD PARKING \*\***

The accommodation comprises entrance porch, large living room/ diner, kitchen, bathroom and two double bedrooms upstairs. Further benefits include gas central heating, an enclosed and low maintenance rear garden with raised flower beds plus off road parking.

The property is opposite a large playing field including a play park. Gorse hill primary school and shops are close by. There is also easy access to Swindon train station, bus station and town centre.

This property is strictly NO PETS

Please note; to pass referencing the household income must be in excess of £42,000 P.A.

#### **Front Garden**

Small front garden area with brick wall to front and sides, path to front door,

#### **Porch**

2'11" x 3'7" (0.9 x 1.1)

Entrance door, door to living room

#### **Lounge/ Diner**

11'1" x 21'7" (3.4 x 6.6)

Window to front and rear, radiator, under stairs cupboard

#### **Kitchen**

7'6" x 8'2" into 11'1" (2.3 x 2.5 into 3.4)

Window to side, electric oven and hob with extractor over, stainless steel wash basin, cupboards at eye and base level, space for fridge/ freezer, space and plumbing for washing machine





### **Bathroom**

7'6" x 4'11" into 6'10" (2.3 x 1.5 into 2.1)

Window to side, bath with shower over and shower screen, pedestal wash basin, WC, heated towel rail

### **Bedroom One**

11'5" x 10'5" (3.5 x 3.2)

Window to front, radiator

### **Bedroom Two**

8'10" x 11'1" (2.7 x 3.4)

Window to rear, radiator

### **Rear Garden**

The property has a small enclosed low maintenance rear garden with a raised flower bed with a wooden gate to parking area.

### **Parking**

There is a hard standing parking area for two cars at the rear of the property with access via a wooden gate into the garden.



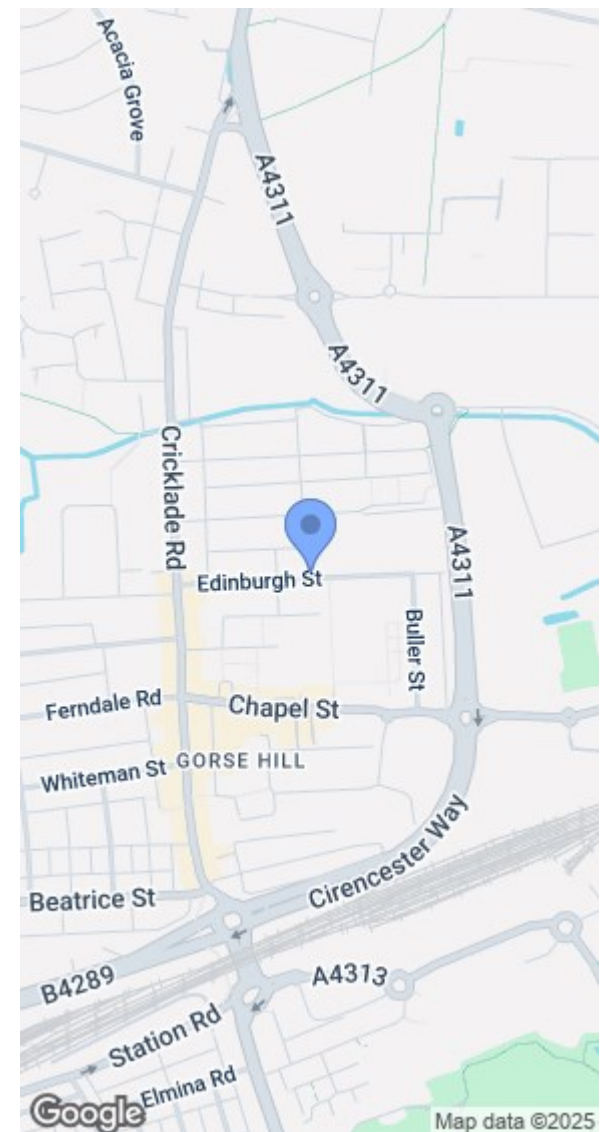








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	