



Room 3, 52 Harcourt Road, Swindon, Wiltshire, SN2 1DR
£550 PCM

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Swindon Homes are pleased to offer for rent this furnished en-suite bedroom in a well presented House of Multiple Occupation, situated at the end of a quiet cul-de-sac in Ferndale, Swindon.

The property includes a communal living room, kitchen and utility room with 4 en-suite bedrooms. The property benefits from ample parking, as well as gas central heating and double glazing throughout.

It is close to local shops, bus routes and Swindon Town centre.

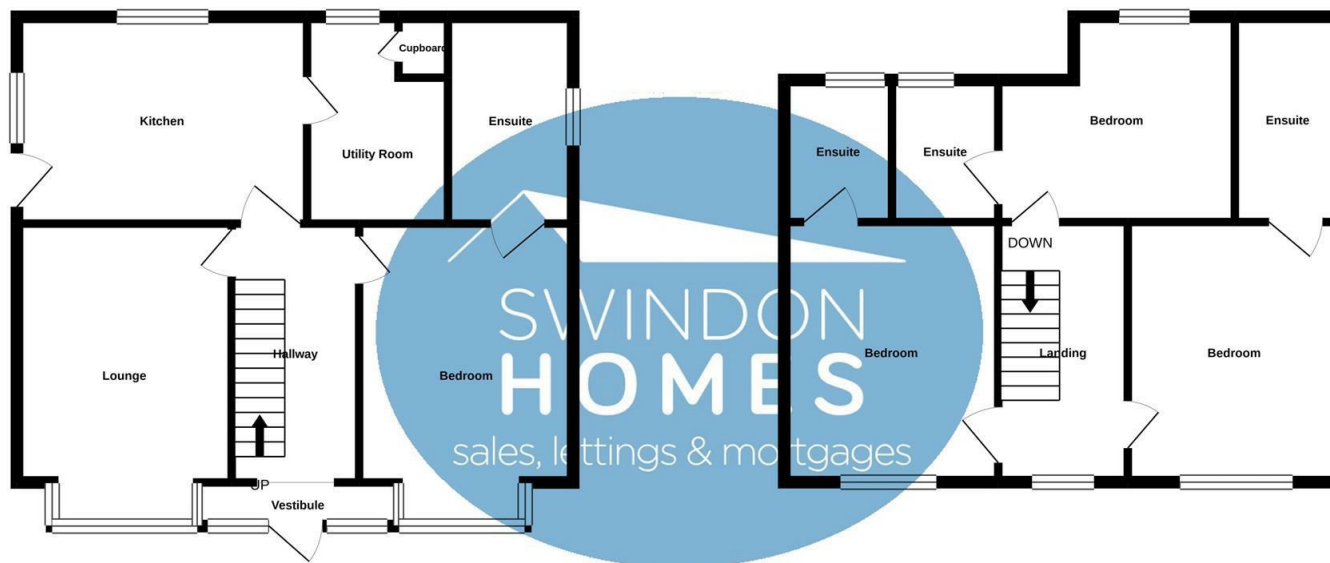






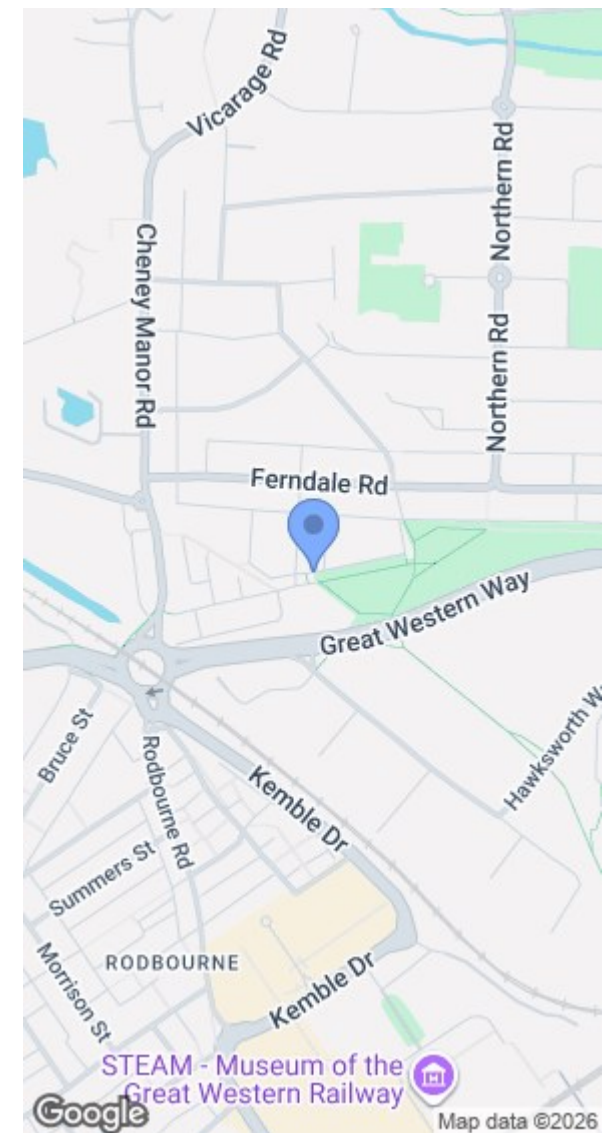
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.

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	
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
England & Wales	EU Directive 2002/91/EC		England & Wales