



The House The Old Police Station, Whitbourne Avenue., Swindon,
£1,450 Per Month

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Swindon Homes are pleased to be able to let this fully furnished, well presented, three bedroom, semi-detached house, situated in a gated secure complex. The accommodation comprises; entrance hall, lounge, dining area, fitted kitchen, utility area, two double bedrooms, a good size single plus family bathroom.

Further benefits include gas central heating, uPVC windows and doors, front and rear gardens and secure parking

The complex is close to local shops and schools and has easy access to the A419 and M4 if required.

Front Garden

Path to front door and to side access, lawn to either side.

Entrance Porch

3'5" x 4'8" (1.04m x 1.42m)

Half glazed uPVC entrance door with window to side, tiled floor, half glazed door to hallway.

Entrance Hall

12'7" x 5'9" (3.84m x 1.75m)

Entrance hall, doors to lounge and kitchen, stairs to first floor, radiator.

Lounge

16'8" x 14'6" (5.08m x 4.42m)

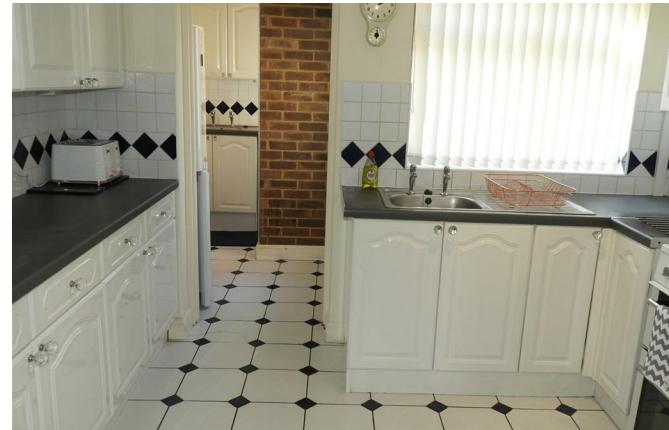
uPVC window to front aspect, radiator, feature fire place with electric fire, large lounge with contemporary furniture, complete with TV,CD/DVD player own phone and free high speed wireless broadband, doorway to dining area.

Dining Room

10'6" x 10'8" (3.20m x 3.25m)

uPVC patio doors leading to patio and spacious lawns, radiator, arch to lounge, dining table and chairs, glass cabinet, door to kitchen.





Fitted Kitchen and Utility Room

9'7" x 10'3" (2.92m x 3.12m)

uPVC window to rear aspect. A modern fitted kitchen with separate a utility room. A selection of white units at both eye and base level, matching work tops, part tiled walls, single bowl sink unit with mixer tap over, standalone electric cooker, dishwasher, large fridge /freezer, radiator, microwave, juicer, coffee maker, toaster, kettle and all the other home comforts. The utility has a washing machine, with work surface over and storage cupboard. stainless steel sink with mixer tap over, tiled floor, door to garden.

Stairs to first floor,

.From hallway stairs with balustrade to first floor landing, uPVC window to side, doors to all bedrooms, bathroom and storage cupboard.

Bathroom

5'5" into 3'8" x 8'8" (1.65m into 1.12m x 2.64m)

Opaque uPVC window with blinds to rear aspect. A modern fitted bathroom comprising panelled bath with shower over, shower screen, part tiled walls, pedestal wash basin, low level WC, heated towel rail. tiled floor.

Bedroom One

9'6" x 11'6" into 10'7" (2.90m x 3.51m into 3.23m)

uPVC window to rear aspect, radiator,, double wardrobe, double bed. two bed side tables, chester draws.

Bedroom Two

10'7" x 10'5" (3.23m x 3.18m)

uPVC window to front aspect, radiator, double wardrobe, double bed. two bed side tables.

Bedroom Three

7'6" into 4'9" x 9'9" (2.29m into 1.45m x 2.97m)

uPVC window to front aspect, radiator, single bed, bedside table, small tv,

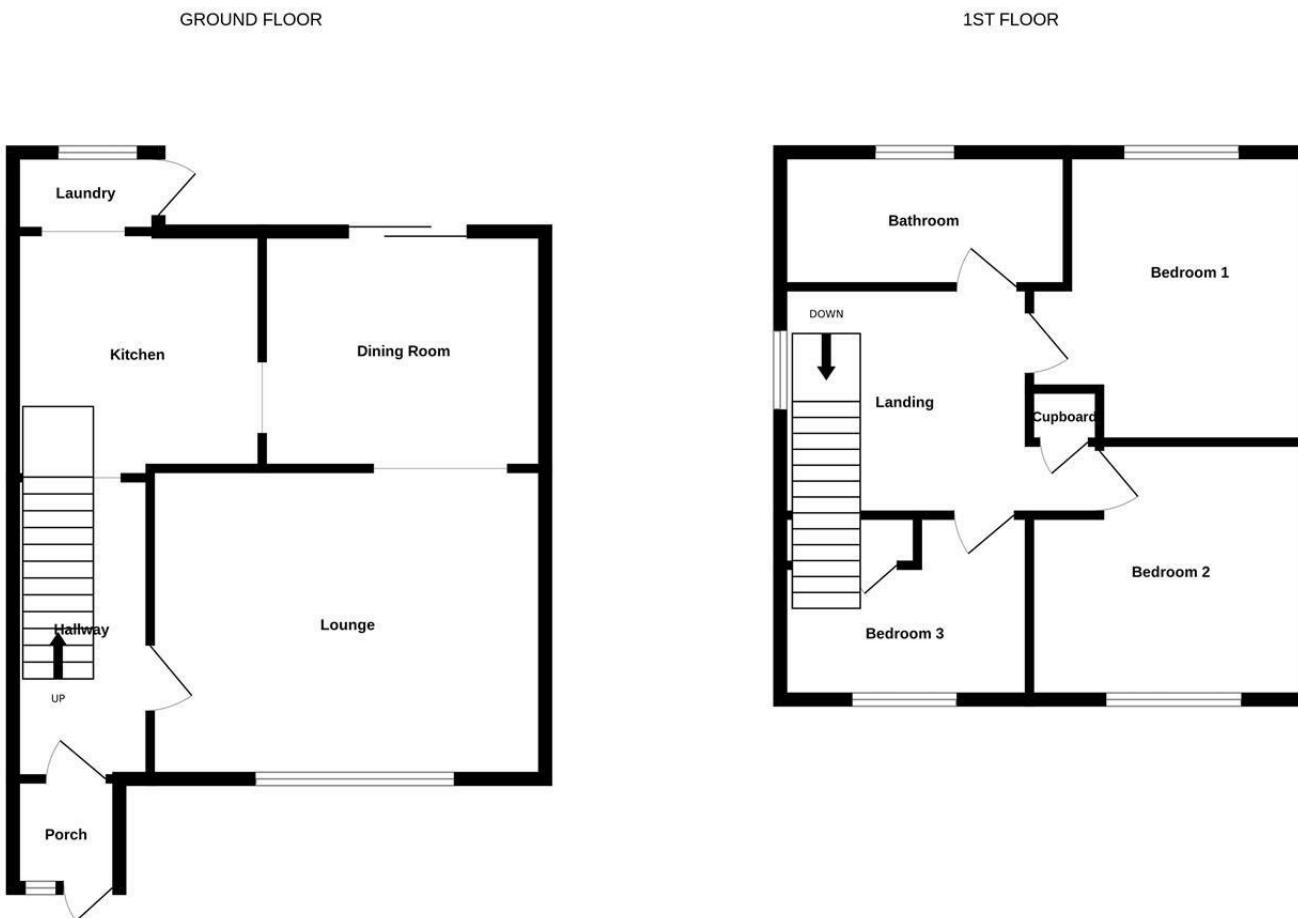
Rear Garden

Good size patio , path with lawns to either side, path to side of property for front access.



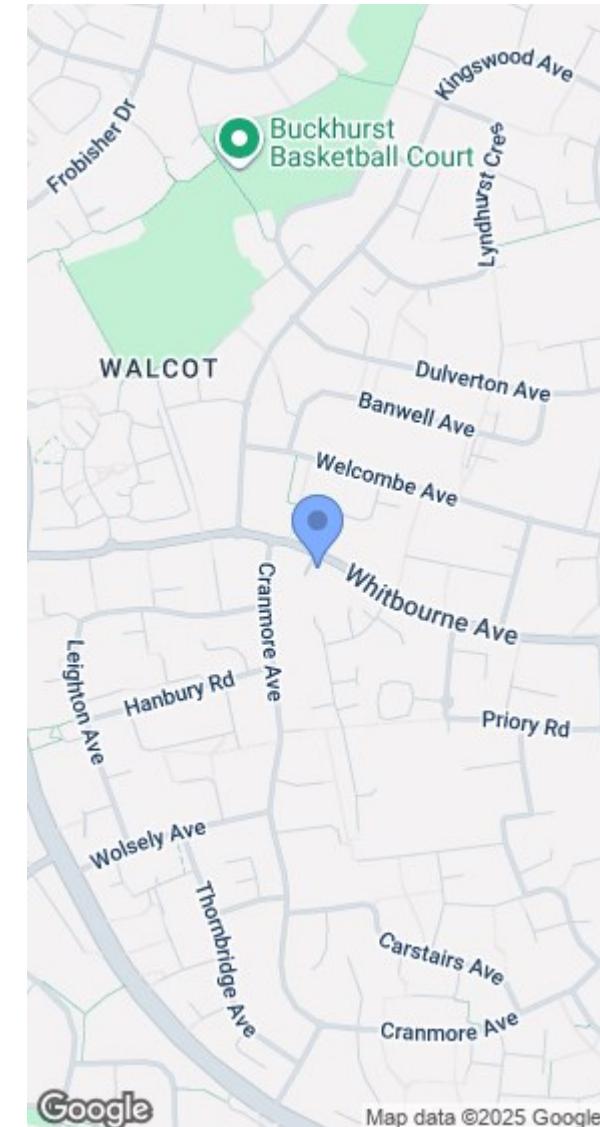


Suite 16 Anchor Business Centre, Frankland Road, Swindon, SN5 8YZ



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	(82 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	