



240 Shaftesbury Avenue, Swindon, SN3 2BD
£1,400 Per Month

SWINDON
HOMES 
sales, lettings & mortgages

TO LET

Three bedroom mid-terraced house in Park South, Swindon

The property benefits from a downstairs WC, good sized bedrooms and a private enclosed rear garden

The house is situated close to local schools and amenities, with easy access to the M4 and A419 and bus routes running nearby

Please note: To pass referencing household income must be over £42,000

Entrance Porch

Hallway

Lounge/ Diner

13'1" into 9'6" x 9'10" into 18'11" (4 into 2.9 x 3 into 5.77)

Sliding door to garden, window to front, space for family dining table and chairs

Kitchen

13'11" x 8'3" (4.25 x 2.54)

Window to rear, door to garden, cupboards at eye and base level, undercounter fridge, undercounter freezer, wash basin, washing machine

Bedroom One

13'1" x 9'10" (4 x 3)

Bedroom Two

13'1" x 8'8" (4 x 2.66)

Bedroom Three

10'2" x 6'10" (3.1 x 2.1)

Bathroom

Bath with shower over, wash basin, WC

Rear Garden

Patio leading to lawn area



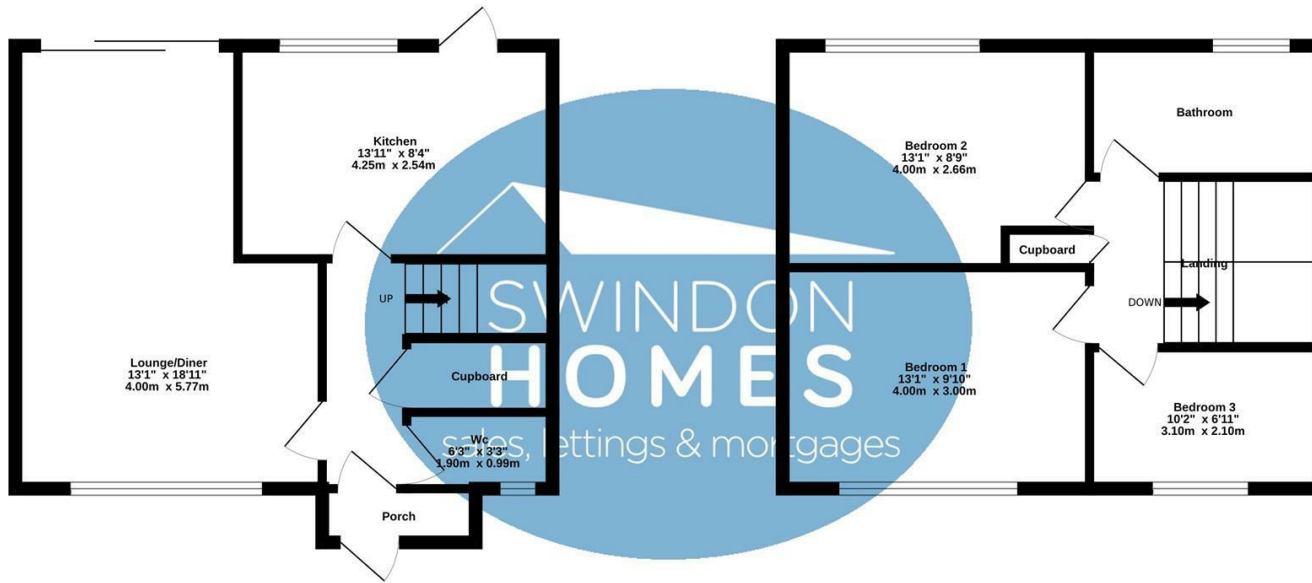




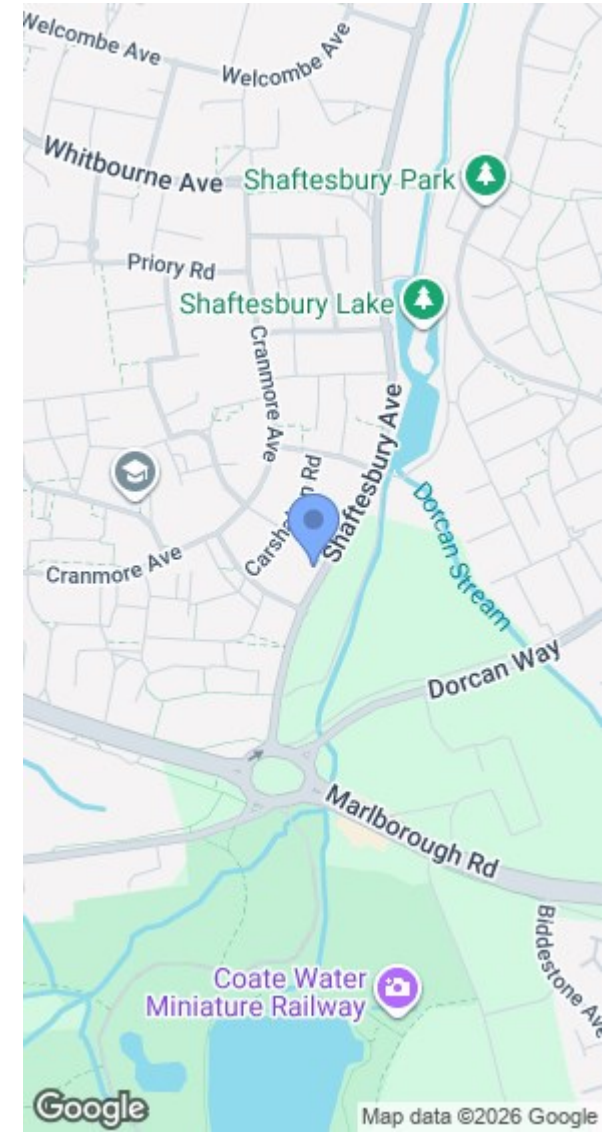


GROUND FLOOR

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				(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	