



61 Beatrice Street, Gorse Hill, Swindon, SN2 1BJ
£260,000

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Sitting on Beatrice Street in the Gorse Hill area of Swindon, this impressive terraced house offers a wonderful opportunity for families and investors alike. With its generous layout, the property boasts three spacious double bedrooms.

Downstairs is a large reception room that combines a lounge and dining area, creating an inviting space for entertaining guests or enjoying family meals. The open-plan design enhances the space, allowing for plenty of room for a family.

In addition to its comfortable living spaces, the property presents potential for parking, a valuable feature in this area.

This property would also suit investors, with the potential to easily convert to an HMO or two good sized apartments.

Overall, this terraced house on Beatrice Street is a fantastic find, combining space, comfort, and potential in a desirable location. Whether you are looking to settle down or invest, this property is well worth considering.

Entrance Hall

3'5" x 11'0" to stairs (1.06 x 3.36 to stairs)

Stairs to first floor, door to lounge/ diner

Lounge/ Diner

10'10" into 11'10" x 23'6" (3.31 into 3.62 x 7.18)

Window to front and rear, two radiators

Kitchen/ Breakfast Room

9'0" x 22'10" (2.75 x 6.97)

Two windows to side, uPVC door to garden, door to bathroom, units at eye and base level, integrated electric oven, integrated ceramic hob, space for a fridge/ freezer, space and plumbing for washing machine, one and a half basin stainless steel sink, understairs cupboard





Bathroom

8'11" x 6'1" (2.72 x 1.86)

Two windows to rear, wash basin, WC, bath with shower over, heated towel rail

Landing

1.64 x 3.48

Doors to bedrooms, access to fully boarded loft with two velux windows

Bedroom One

12'9" (to wardrobe) x 11'11" (3.9 (to wardrobe) x 3.65)

Window to front, built in wardrobes, radiator

Bedroom Two

9'5" x 11'10" (2.89 x 3.62)

Window to rear, airing cupboard with Worcester boiler, radiator

Bedroom Three

9'2" x 11'4" (2.8 x 3.46)

Window to rear, radiator

Rear Garden

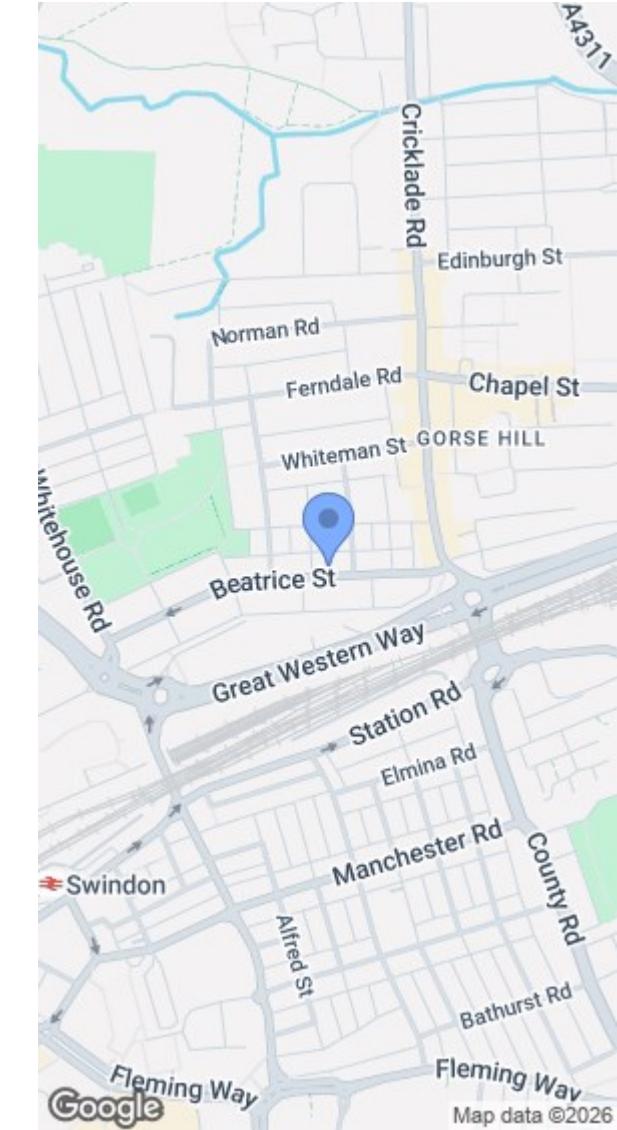
Patio area leading to gravel, potential for parking







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 operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
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