



Room 1, 56 Edinburgh Street, Swindon, SN2 8DD  
£680

SWINDON  
HOMES   
sales, lettings & mortgages

**\*\* WELL PRESENTED HMO \*\* GROUND FLOOR  
BEDROOM \*\* OWN SHOWER ROOM \*\* BILLS  
INCLUDED \*\***

This HMO is well located in Gorse Hill, Swindon, with easy access to Town Centre or North Swindon. There are 3 bedrooms in the property, with a communal living room, kitchen and rear garden.

The property features 3 bedrooms, each with their own bathroom/ shower room.

There is also an enclosed rear garden for communal use.

PLEASE NOTE: To pass referencing you must earn an income of over £24,000 P.A.

#### **Entrance Hall**

#### **Bedroom**

10'7" x 10'7" (3.25 x 3.25)

Window to front aspect, desk area, radiator

#### **Bathroom**

Downstairs shower room & WC with sole access for the downstairs bedroom

#### **Communal Lounge**

Sofas, TV

#### **Communal Kitchen**

Cooking amenities, dining table, access to rear garden

#### **Communal Garden**

Communal rear garden



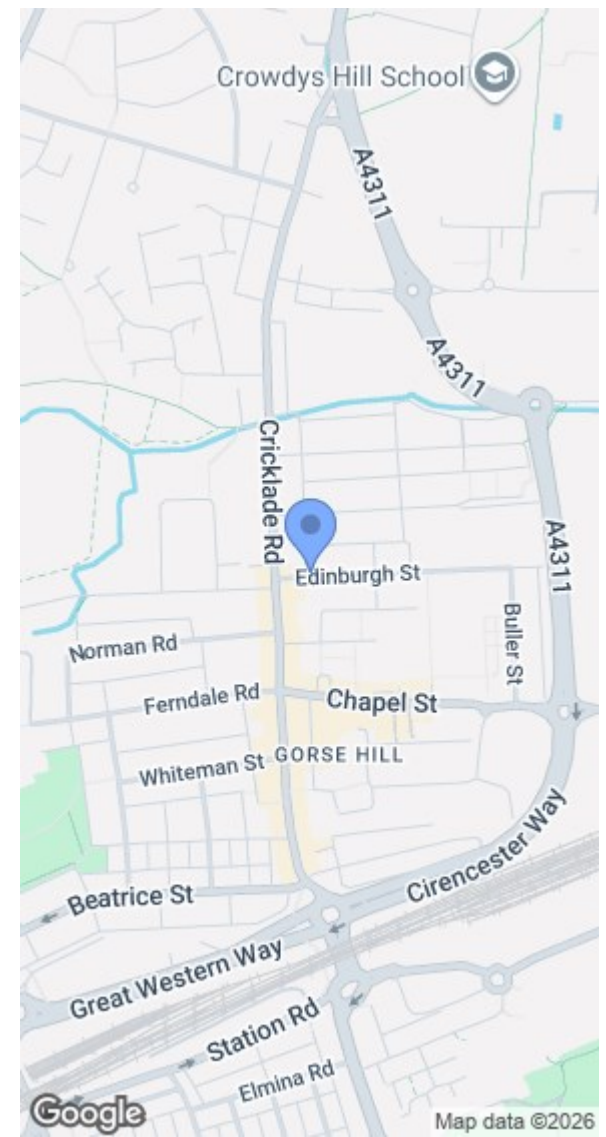








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	