



6 Dryden Street, Swindon, SN1 5LA  
£1,100 Per Month

SWINDON  
HOMES   
sales, lettings & mortgages

**\*\* TOWN CENTRE \*\* TWO BEDROOMS \*\* GREAT  
CONDITION \*\***

**TO LET:** Two bedroom home on Dryden Street, Swindon.

Located near the town centre, with off road parking for one car.

Household income must be **AT LEAST £38,500** per ann. for referencing.

#### **Entrance Hall**

12' x 3'5" (3.66m x 1.04m)

Half glazed uPVC entrance door, new radiator, door to lounge and dining room, new carpet, stairs to first floor.

#### **Lounge**

10'2 x 9'5" (3.10m x 2.87m)

uPVC window to front aspect, radiator, new carpet and curtains.

#### **Dining Room**

10'2" x 13'09" (3.10m x 4.19m)

uPVC window to rear aspect, radiator, understairs cupboard housing fuse box, two cupboards to side of boarded fire place., new carpets. and curtains.

#### **Kitchen**

7'1 x 7'5" (2.16m x 2.26m)

uPVC window and uPVC half glazed door to side aspect. A new modern fitted kitchen with a selection of units to both eye and base level, plus a selection of drawers, matching work tops, new integrated electric hob with oven under and extractor over, new stainless steel sink unit with mixer tap over, new integrated fridge / freezer, space and plumbing for washing machine, radiator, wall mounted cupboard housing a new combi boiler.





### **Bathroom**

6'2" x 4'5" (1.88m x 1.35m)

uPVC opaque window to rear aspect. A fitted white bathroom suite comprising panelled bath with shower over, vanity unit with wash basin and mixer tap over .

### **Separate WC**

6'2"x 2'7" (1.88mx 0.79m)

uPVC opaque window to rear aspect, low level WC, radiator. door is from bathroom.

### **Stairs to First Floor**

From entrance hall stairs to first floor, doors to both bedrooms, loft hatch to newly insulated loft.

### **Bedroom One**

10'2" x 13'8 (3.10m x 4.17m)

Half glazed door to bedroom, two uPVC windows to front aspect, radiator, over stairs storage cupboard, feature fire place, new carpet.

### **Bedroom Two**

10'2 x 13'08" (3.10m x 4.17m)

Half glazed door to bedroom, uPVC window to rear aspect, radiator, new carpet.

### **Rear Garden and Parking**

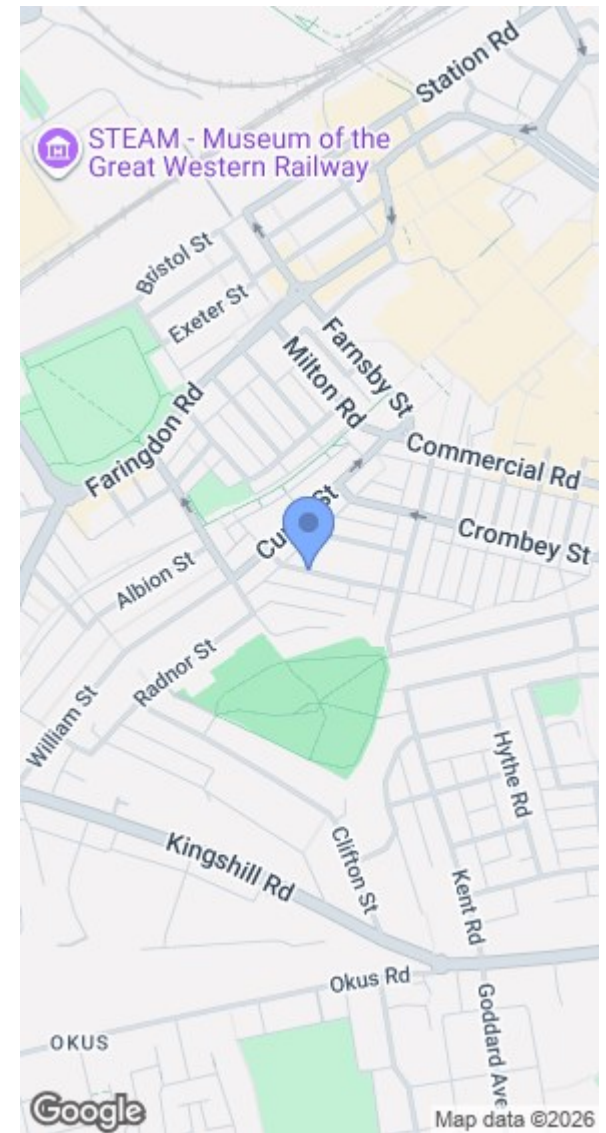
A courtyard garden enclosed by wooden fencing with a wooden gate to steps to hard standing for car parking area with gated access.







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>				(82 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>86</b>			
		<b>71</b>				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	