



Room 2, 56 Edinburgh Street, Swindon, SN2 8DD
£680 Per Month

SWINDON
HOMES 
sales, lettings & mortgages

**** WELL PRESENTED HMO ** FIRST FLOOR
BEDROOM ** ENSUITE ** 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 £24,00 P.A.

Communal Entrance

Bedroom

Double bed, shower cubicle, window to rear

WC

WC, Wash basin

Communal Lounge

Sofas, TV

Communal Kitchen

Kitchen appliances, dining table

Communal Garden

Communal rear garden

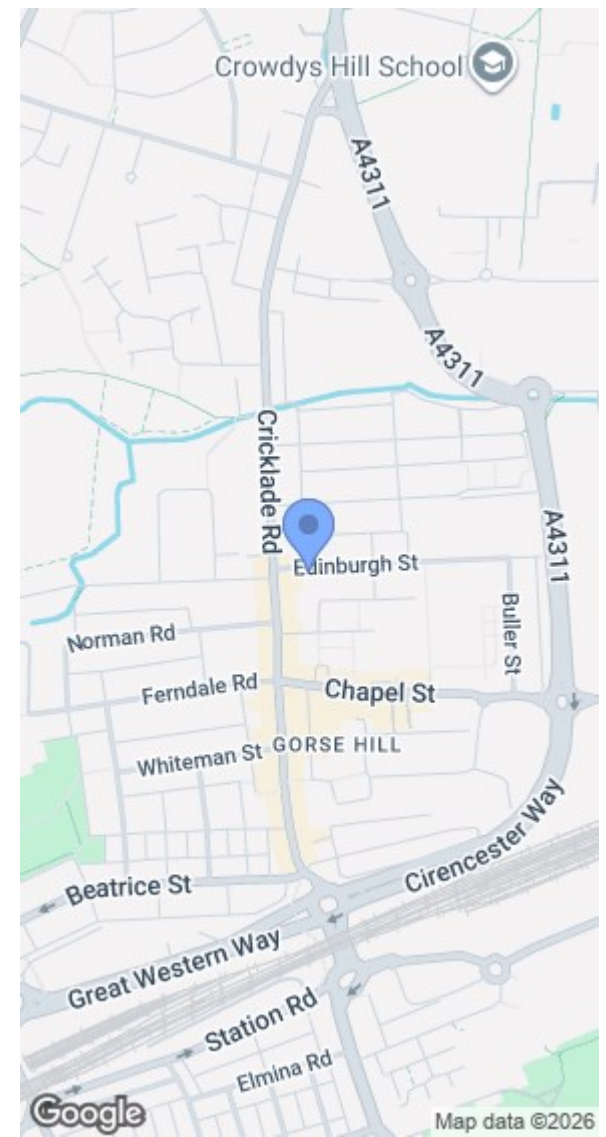








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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