



**Room 5, 85 Winifred Street, Old Town, Swindon, Wilts, SN3 1RT**  
**£650 Per Month**

**SWINDON**  
**HOMES**   
sales, lettings & mortgages

**\*\* DOUBLE ROOM \*\* EN-SUITE \*\* BILLS INCLUDED**

Furnished double room in a very well maintained HMO

- Communal living room & kitchen (professionally cleaned)
- Communal laundry room
- Communal rear garden

There is on-street parking available around the property.

The property is situated a short distance from Old Town, with local bus routes and amenities nearby.

£650 FOR A SINGLE PERSON . £750 FOR A COUPLE

### **Bedroom (Room 5)**

13'9 x 10'10 (4.19m x 3.30m)

uPVC Double glazed window to side and rear aspect. Large double bedroom with triple wardrobe, double bed, 2x bedside units, radiator

### **En-suite**

5'6 x 10'11 (1.68m x 3.33m)

uPVC Frosted window to rear. Large en-suite with corner shower unit, low-level WC, pedestal wash basin

### **Communal Lounge**

13'6 x 12'12 (4.11m x 3.66m)

Communal lounge with uPVC window to side aspect, uPVC window to rear aspect, sofa, dining table and chairs, television, radiator

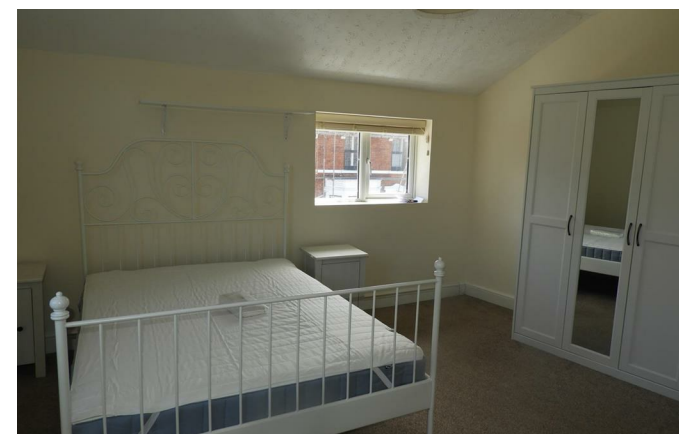
### **Communal Kitchen**

16 x 5 (4.88m x 1.52m)

Two uPVC double glazed windows to rear aspect, white units at eye- and base- level, matching wooden work surfaces, single bowl stainless steel sink unit with mixer tap, 2 electric ovens, 5 ring gas hob, extractor fan. Also included is a fridge/ freezer, microwave, kettle and double toaster.

### **Communal Laundry Room**

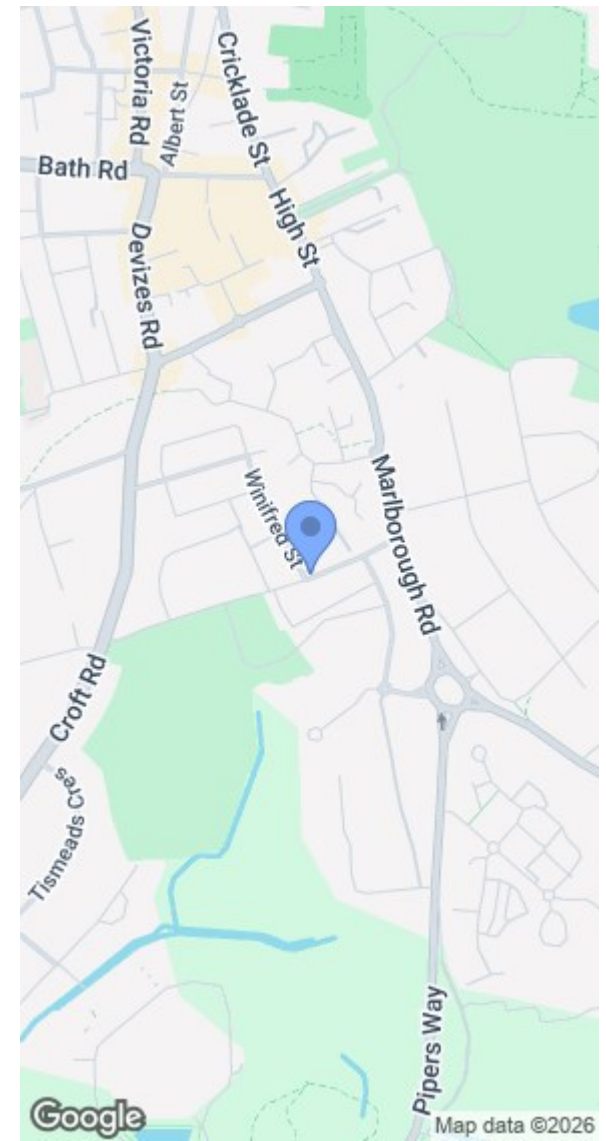
6'4 x 6'3 (1.93m x 1.91m)





Communal utility room with two washing machines and a tumble drier. These are controlled via a coin-operated timer.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>			<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

