



24 Bowman Close, Stratton Village, Swindon, Wilts, SN3 4YQ  
£1,150 Per Month

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Swindon Homes are pleased to present for rent this well presented and maintained two bedroom mid -terraced home, located in a quiet cul-de-sac. The accommodation comprises:, fitted kitchen, downstairs cloakroom, lounge/ diner, two double bedrooms and family bathroom. Further benefits include two allocated parking spaces to the front, gas central heating and double glazing, plus an enclosed rear garden.

The property is close to local shops, bus routes and a selection of schools plus has easy access to the A419 and M4 if required.

#### **Entrance Hall**

uPVC entrance door , door to cloakroom, door to lounge, opening into kitchen area,

#### **Kitchen**

uPVC window to front aspect. A modern fitted kitchen with a selection of units at both eye and base level, matching part tiled walls and work surfaces, wall mounted gas boiler, stainless steel sink unit with mixer tap over, integrated gas hob with oven under and extractor over, space and plumbing for washing machine, space for fridge freezer.

#### **Cloakroom**

uPVC window to front aspect, low level WC, wall mounted wash basin.

#### **Lounge / Diner**

uPVC patio doors to rear aspect, radiator, stairs to first floor.

#### **Stairs to First Floor**

stairs with balustrade to landing, doors to both bedrooms and bathroom.

#### **Bedroom One**

uPVC window to rear aspect , radiator.





### **Bathroom**

uPVC window to front aspect. A modern bathroom suite comprising panelled bathe with shower over, shower curtain, low level WC, pedestal wash basin, extractor fan, radiator.

### **Smaller Bedroom Two**

uPVC window to front aspect, radiator.

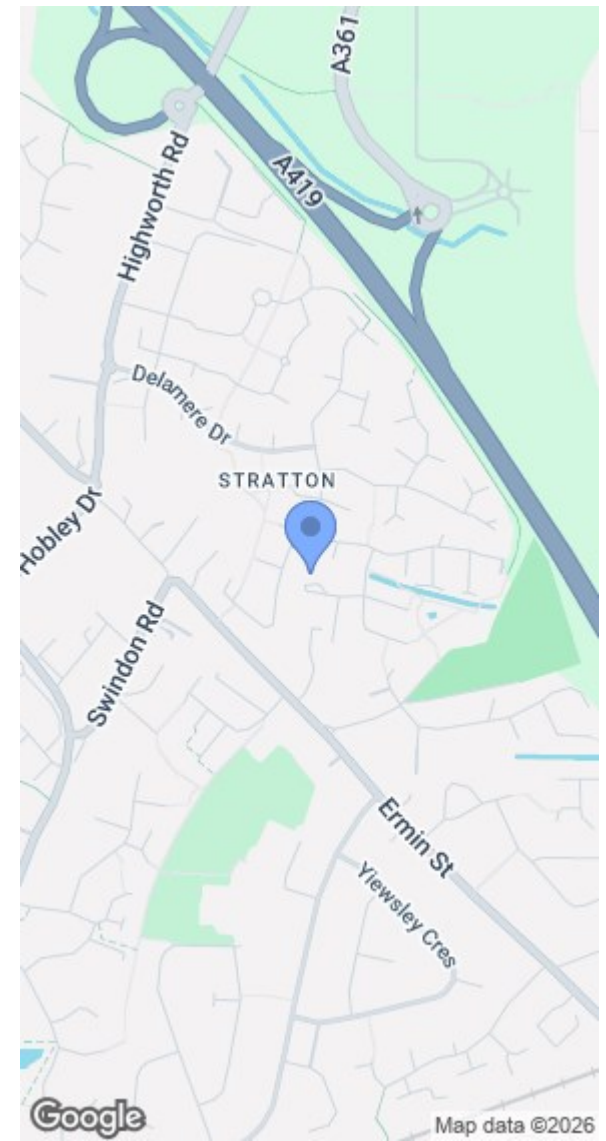
### **Rear Garden**

An enclosed rear garden enclosed by wooden fencing mainly laid to grass.

### **Allocated Parking**

Parking to front of the property for two cars.





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>72</b>	
		<b>88</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	