



23 Hornbeam Court, Swindon, SN2 1TH  
£190,000

SWINDON  
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**\*\* PERFECT FOR FIRST TIME BUYERS OR INVESTORS  
\*\* TWO LARGE BEDROOMS \*\***

Swindon Homes are pleased to market this two bedroom, semi-detached home in Pinehurst, Swindon. The property is ready to move into with no work needed!

The accommodation comprises downstairs: entrance porch, entrance hall with store room, living room, dining room, kitchen. To the upstairs is two large double bedrooms (master bedroom with dressing room) and a shower room.

Further benefits to the property include gas central heating, double glazing throughout and an enclosed rear garden with side access.

The property is close to local amenities with bus routes running nearby providing access to North and Central Swindon.

#### **Entrance Porch**

4'11" x 1'7" (1.5 x 0.5)

uPVC front door with privacy window to side, door to entrance hall

#### **Entrance Hall**

5'2" x 5'6" (1.6 x 1.7)

Storage cupboard, stairs to 1st floor, door to store room, door to living room

#### **Living Room**

9'6" x 16'0" (2.9 x 4.9)

uPVC window to front aspect, radiator

#### **Dining Room**

7'2" x 9'10" (2.2 x 3)

uPVC window to rear aspect, space for family dining table





### **Kitchen**

7'6" x 10'5" (2.3 x 3.2)

uPVC door back garden with window to side, a selection of units at eye and base level with matching rolled edge worktops, one and a half basin stainless steel sink, space and plumbing for slimline dishwasher, space for undercounter fridge, space and plumbing for washing machine, stand alone the electric oven and hob

### **Stairs and Landing**

5'10" x 10'2" (1.8 x 3.1)

Stairs from ground floor airing cupboard with vent boiler and hot water tank, access to part boarded and insulated loft

### **Bedroom One**

10'5" x 9'6" (3.2 x 2.9)

uPVC window to front aspect, dressing area, radiator, door to dressing room

### **Dressing Room**

4'7" x 9'6" (1.4 x 2.9)

Built in mirror fronted wardrobes, window to front aspect

### **Bedroom Two**

9'6" into 7'6" x 13'5" into 16'4" (2.9 into 2.3 x 4.09 into 5)

uPVC double glazed window to rear aspect, radiator

### **Shower Room**

7'10" x 5'10" (2.4 x 1.8)

Privacy glazed window to rear aspect, shower cubicle with electric shower, low level WC, pedestal wash basin with mixer tap, extractor fan

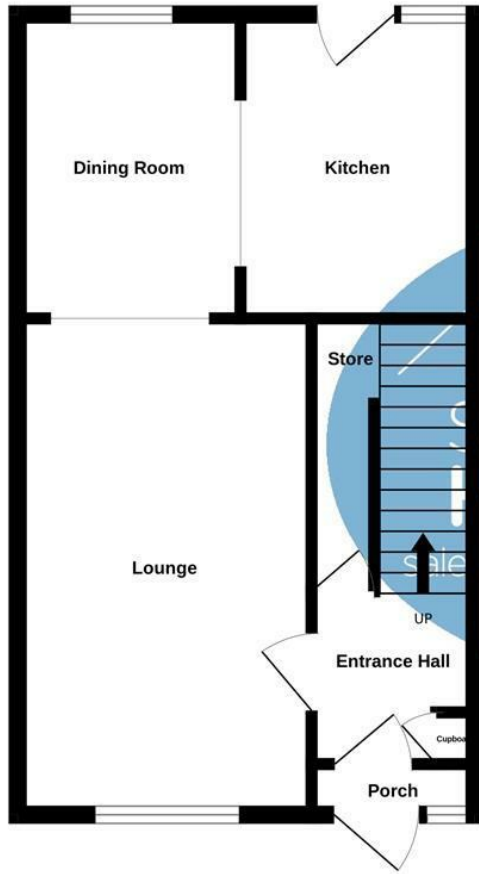
### **Rear Garden**

Side access, lawn area leading to small patio and wooden storage shed

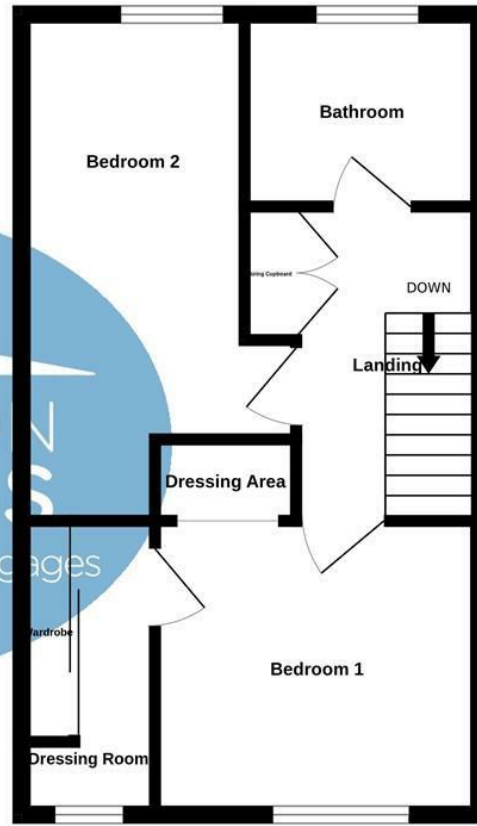




GROUND FLOOR



1ST FLOOR



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