



2 Theobald Street, Swindon, SN1 5DU  
£290,000

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This end-terraced house on Theobald Street has been thoughtfully extended and is currently configured as a four-bedroom House of Multiple Occupation (HMO), making it an ideal investment opportunity or a spacious family home.

This well-presented property boasts four good sized ensuite bedrooms. The layout is particularly appealing, with an extended kitchen/ family room that serves as a great living space.

In addition to its spacious interiors, the property benefits from off-road parking for one vehicle, a valuable feature in this area. A low-maintenance courtyard garden provides some outdoor space with side access to the drive.

Whether you are looking to invest or settle down, this property on Theobald Street is sure to impress. With its prime location and well-appointed features, it presents a wonderful opportunity to landlord and residential homeowners.

#### **Entrance Hall**

3'1" x 14'6" (to stairs) (0.94 x 4.43 (to stairs))

Entrance door, stairs to first floor, door to downstairs bedroom, door to kitchen, radiator

#### **Downstairs Bedroom**

measurements to follow (measurements to follow)

Window to front aspect, radiator

#### **En-Suite**

measurements to follow (measurements to follow)

Shower, WC, heated towel rail, extractor fan





### Kitchen/ Family Room

13'8" into 12'9" x 18'0" (4.19 into 3.9 x 5.5)

Units and eye and base level, electric oven and hob with extractor fan over, integrated dishwasher, one-and-a-half basin sink, space for fridge/ freezer, pull-out rubbish bin, space for family dining table, double doors to garden

### Utility Room

5'2" x 3'3" (1.6 x 1)

Space and plumbing for washing machine

### W.C.

3'3" x 5'2" (1 x 1.6)

Low level WC, wash basin in vanity unit, extractor fan, radiator

### Stairs and Landing

4'9" into 2'11" x 11'9" (1.46 into 0.9 x 3.6)

Airing cupboard with hot water tank, doors to bedrooms, access to boarded and insulated loft via loft ladder

### Front Bedroom

13'9" x 10'9" into 7'3" (4.2 x 3.3 into 2.22)

Window to front, radiator

### En-Suite

7'6" x 3'3" (2.3 x 1)

WC, shower cubicle, heated towel rail, wash basin in vanity unit, heated towel rail



### Middle Bedroom

8'6" x 11'9" (2.6 x 3.6)

Window to side aspect, radiator

### En-Suite

4'11" into 2'3" x 4'11" into 3'11" (1.5 into 0.7 x 1.5 into 1.2)

Window to side, wash basin, shower, WC

### Rear Bedroom

7'10" x 10'4" (2.39 x 3.17)

Window to rear, radiator

### En-Suite

4'11" into 2'3" x 5'2" into 3'11" (1.5 into 0.7 x 1.6 into 1.2)

Shower cubicle, WC, wash basin, heated towel rail, window to rear

### Rear Garden

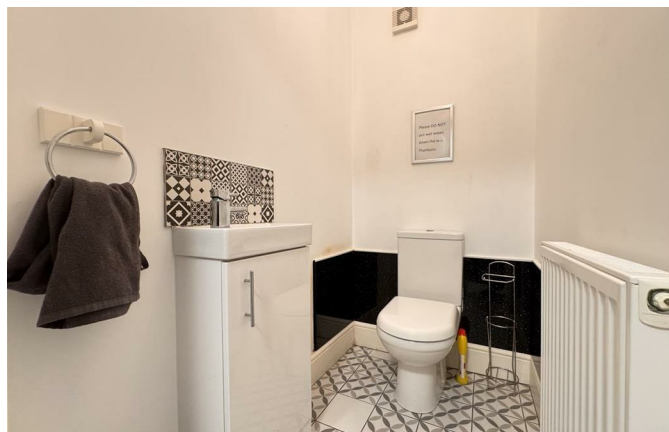
Low maintenance courtyard garden, storage shed, side access

### Driveway

Off-road parking for one car

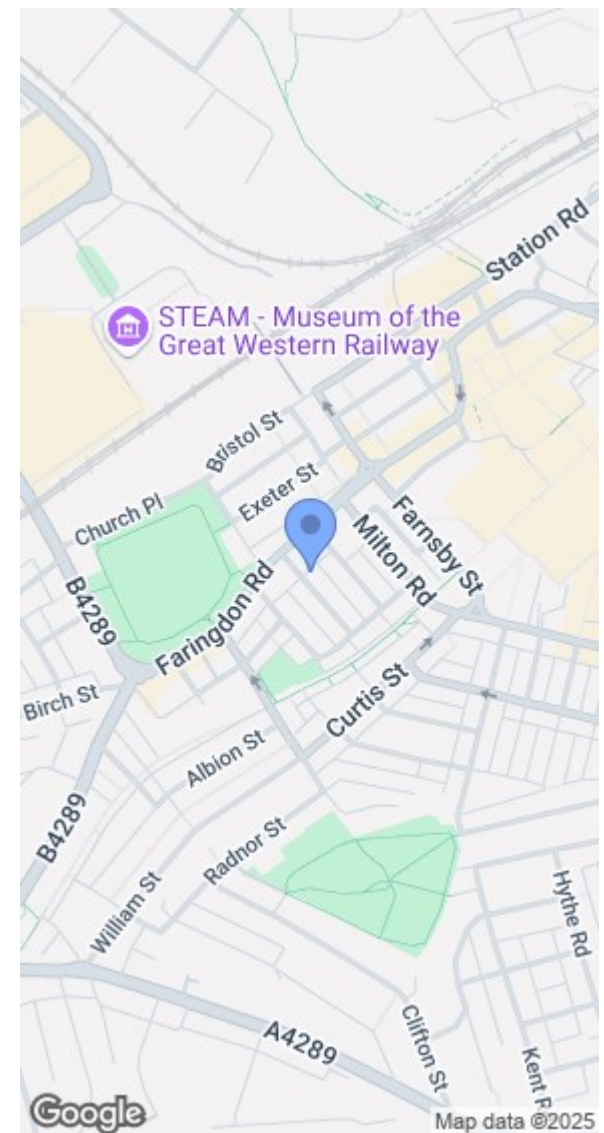












Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	