



2 Berkeley Court Whitbourne Avenue, Park North, Swindon, SN3 2LQ
£1,440

SWINDON
HOMES 
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**** THREE BEDROOMS ** SECURE GATED COMPLEX**
**** FURNISHED ****

TO LET: A well presented three bedroom, terraced home located in a secure gated complex on Whitbourne Avenue, Swindon.

The property comes fully furnished and ready to move in.

The accommodation comprises: entrance porch and hall, living room, dining room, kitchen, utility room, three bedrooms upstairs and a bathroom.

Further benefits to this property include the gas central heating and an enclosed rear garden (shared between the three houses).

The property is situated within a gated complex with ample parking and a lawn that are communally used by all residents.

Entrance Porch

5'6" x 3'6" (1.7 x 1.07)

uPVC entrance door with window to side, arch to hallway

Entrance Hall

5'10" x 12'1" (1.8 x 3.7)

Door to living room, arch to kitchen, stairs, radiator

Living Room

14'6" x 10'9" (4.44 x 3.3)

Window to front, fireplace, radiator, arch to dining room

Dining Room

10'0" x 10'7" (3.06 x 3.24)

Sliding doors to garden, door to kitchen, radiator





Kitchen

10'5" x 9'1" (3.18 x 2.77)

Window to rear, units at eye and base level, matching worktop, stainless steel wash basin, freestanding electric oven with extractor over, tumble drier, arch to utility

Utility

4'11" x 8'2" (1.5 x 2.5)

uPVC door to rear garden, fridge freezer, cupboards, washing machine, wash basin, window to side

Landing

window to side, airing cupboard

Bedroom One

11'5" into 8'7" x 10'7" (3.5 into 2.62 x 3.25)

Window to rear, radiator

Bedroom Two

10'6" x 10'10" (3.22 x 3.32)

Window to front, radiator

Bedroom Three

9'10" x 4'11" into 7'6" (3 x 1.5 into 2.31)

Window to front, over stairs storage cupboard, radiator



Bathroom

8'10" x 3'11" into 5'6" (2.7 x 1.2 into 1.7)

Window to rear, bath with shower over and shower screen, pedestal wash basin, wc, heated towel rail

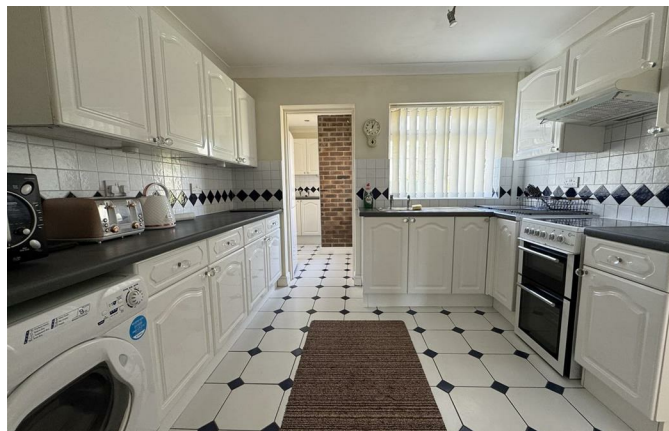
Rear garden

Enclosed shared rear garden with side access to parking area

Outside/ Complex

The property is situated in a gated complex with 24 hour CCTV and ample parking on site.

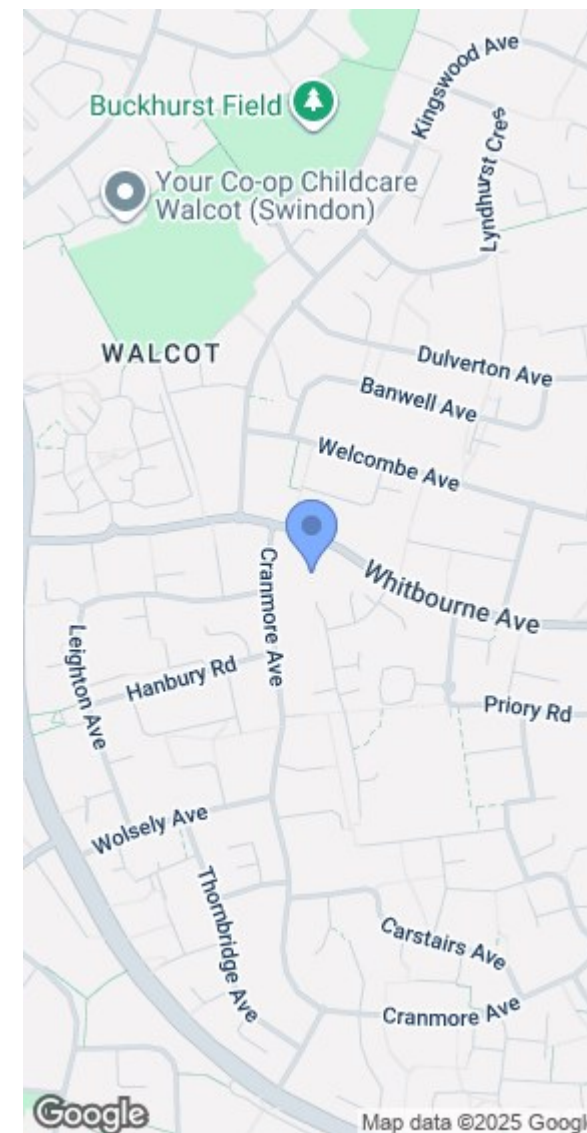








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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