



7 Hobbs Row Highworth Road, Swindon, SN3 4XZ

£1,450

SWINDON  
**HOMES**   
sales, lettings & mortgages



**\*\* THREE BEDROOMS \*\* ENSUITE \*\* PARKING \*\***

**TO LET:** This well presented family home in Stratton, Swindon.

The property features three double bedrooms with an ensuite to the master as well as a downstairs W.C.

Further benefits include an enclosed rear garden and allocated parking for one car.

The property is located close to local schools and amenities with bus routes running nearby. There is very easy access to the A419 and roads out of Swindon.

**PLEASE NOTE:** To pass referencing checks the household income must exceed approx. £53,000.

This property is available from January 2026.

#### **Entrance Hall**

Entrance door, stairs to first floor, door to wc, door to living room, door to kitchen, radiator

#### **Living Room**

10'2" x 14'11" (3.12 x 4.55)

Window to front, radiator, door to dining room

#### **Dining Room**

8'2" x 10'2" (2.5 x 3.12)

Double doors to garden, radiator

#### **Kitchen**

8'7" x 11'1" (2.64 x 3.4)

Window to rear, units at eye and base level, stainless steel wash basin, electric oven with gas hob and extractor fan over, space and plumbing for washing machine, space for fridge/ freezer, radiator





### W.C.

Wash basin, W.C.

### Landing

Airing cupboard with ideal combi boiler, access to part boarded loft

### Bedroom One

approx. 10'9" x 9'10" (approx. 3.3 x 3)

Window to front aspect, door to en-suite, radiator

### En-Suite

Shower cubicle, wash basin, low level wc, radiator

### Bedroom Two

8'3" x 9'10" (2.54 x 3)

Window to rear, radiator

### Bedroom Three

8'7" x 8'2" (2.62 x 2.5)

Window to rear, radiator

### Bathroom

Window to side aspect, wash basin, bath, low level wc, radiator

### Rear Garden

Enclosed rear garden with patio, lawn, rear access to parking

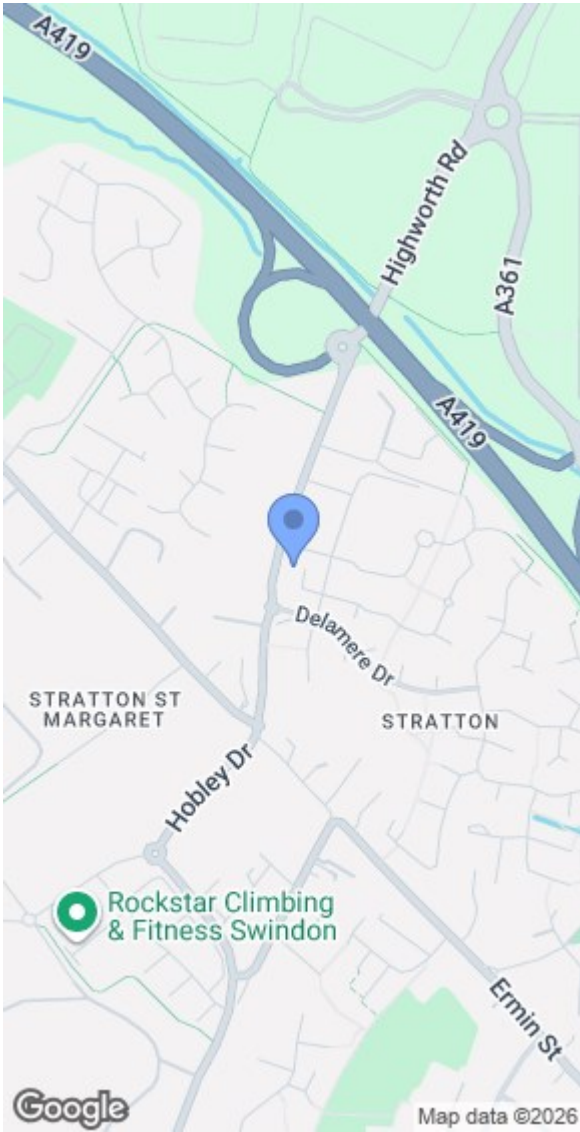
### Parking

Allocated 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) <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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		