



46 Headlands Grove, Swindon, SN2 7HF
£1,600 Per Month

SWINDON
HOMES 
sales, lettings & mortgages

TO LET

Three bedroom semi-detached house in Headlands Grove, Upper Stratton, Swindon.

This property is very well presented and has new carpets and a full repaint.

The accommodation comprises: entrance hall, living room, sitting room, modern kitchen/ diner. downstairs W.C. with two double bedrooms, a good-sized single bedroom and bathroom upstairs.

The property also benefits from a good sized rear garden with side access and driveway parking for 1-2 cars.

The house is situated close to local schools and amenities with bus routes running nearby and easy access to the A419 and M4

PLEASE NOTE:

In order to pass referencing the household income must be over £48,000 P.A.

Entrance Hall

5'6" x 11'8" (1.7 x 3.58)

Living Room

11'8" x 9'10" (3.56 x 3)

Bay window to front, radiator

Sitting Room

10'9" x 11'3" (3.3 x 3.45)

Kitchen/ Diner

10'5" x 16'11" (3.2 x 5.16)

White good including dishwasher, wash basin, gas hob, cooker. window and double doors to garden, door to side access





Downstairs W.C.

3'5" x 3'8" (1.05 x 1.14)

Bedroom One

10'7" x 11'0" (3.23 x 3.36)

Bay window to front, radiator

Bedroom Two

10'4" x 10'5" (3.16 x 3.2)

Window to rear, radiator

Bedroom Three

6'11" x 8'2" (2.12 x 2.5)

Window to front, radiator

Bathroom

7'0" x 6'10" (2.14 x 2.1)

Roll top bath, shower cubicle, wash basin, window to rear

Rear Garden

Patio area leading to lawn with side access

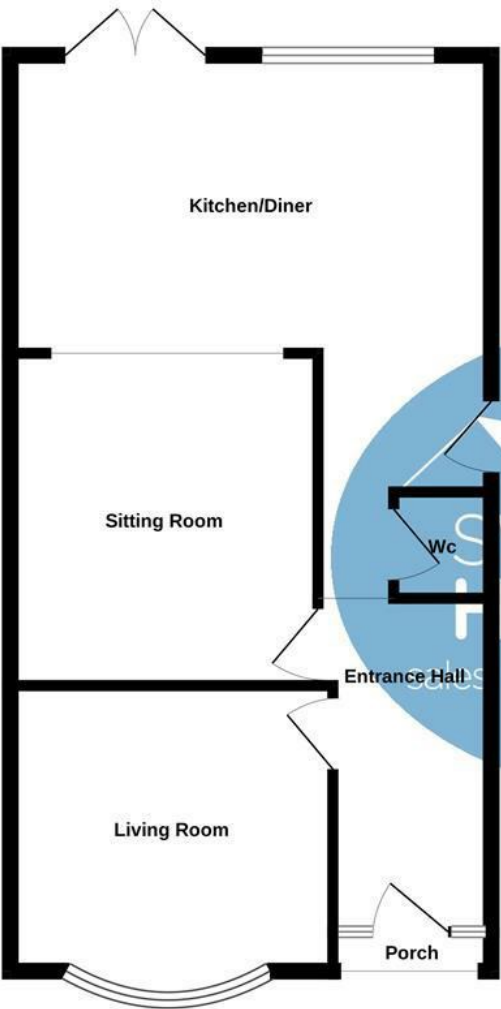
Driveway

Driveway parking for 1-2 cars

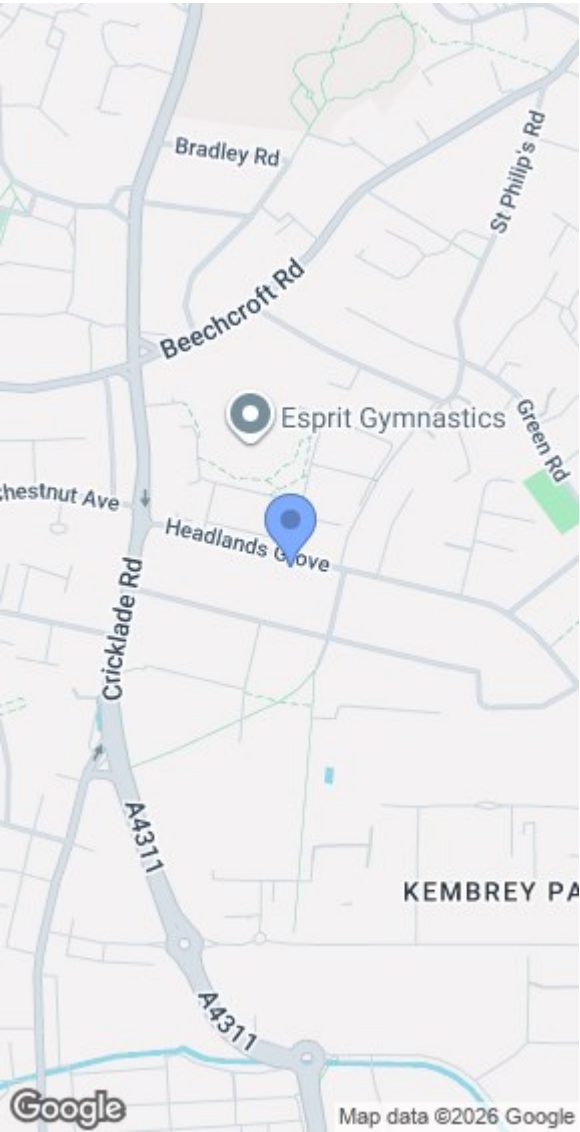
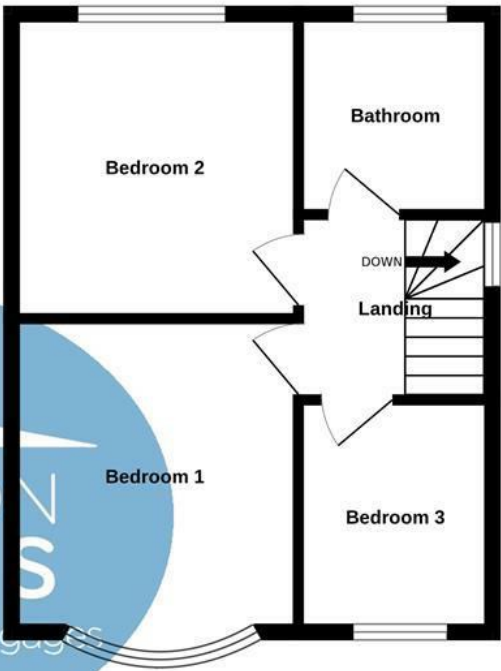




GROUND FLOOR



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 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		