



Room 2, 2 Theobald Street, Swindon, SN1 5DU

£750

SWINDON
HOMES 
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**** HIGH END ROOM ** EN-SUITE ** CLOSE TO TOWN CENTRE ****

This high-spec HMO is an ideal choice for professionals looking to live near town centre. The spacious bedroom is complete with an ensuite bathroom.

The property also has a courtyard garden, offering a serene outdoor space to relax and unwind after a busy day. Its prime location close to the town centre means that residents can easily access a variety of local amenities

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

Bedroom

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

Window to front, 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)

wash basin, shower, WC

Communal Kitchen

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, fridge/ freezer, pull-out rubbish bin, dining table, double doors to garden

Utility Room

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

washing machine

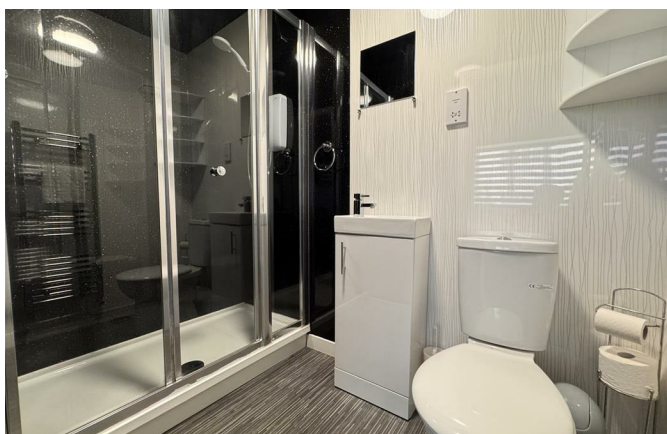
Communal W.C.

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

Low level WC, wash basin

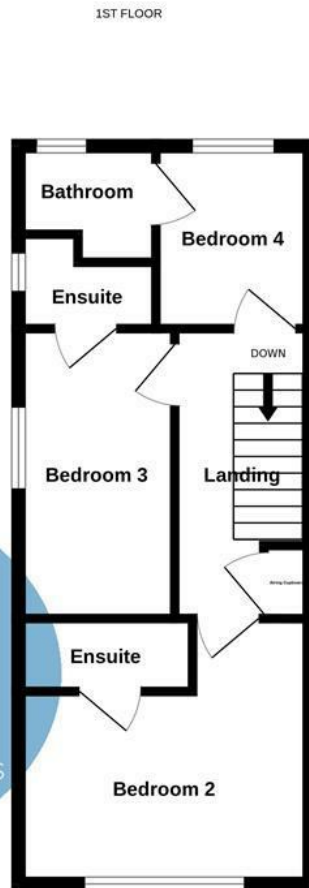
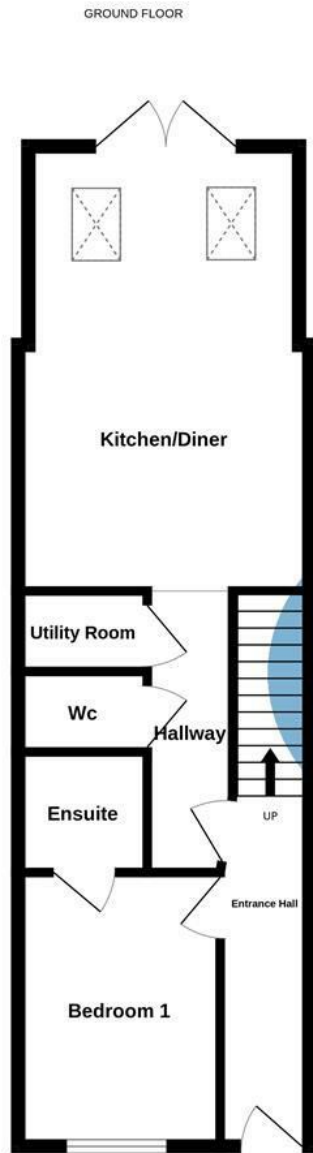
Rear Garden

Communal courtyard garden

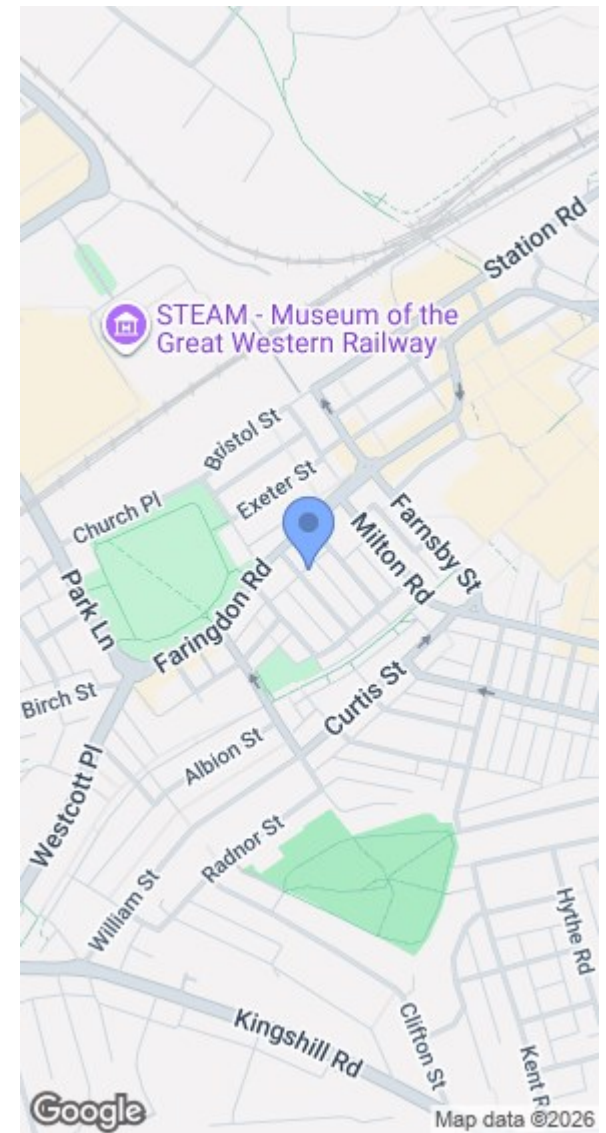








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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				(81-91) A		
(81-91) B				(69-80) B		
(69-80) C				(55-68) C		
(55-68) D				(39-54) D		
(39-54) E				(21-38) E		
(21-38) F				(1-20) F		
(1-20) G				Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs						
			86			
		69				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	