



61 Beatrice Street, Gorse Hill, Swindon, SN2 1BJ  
Offers Over £250,000

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Sitting on Beatrice Street in the Gorse Hill area of Swindon, this impressive terraced house offers a wonderful opportunity for families and investors alike. With its generous layout, the property boasts three spacious double bedrooms.

Downstairs is a large reception room that combines a lounge and dining area, creating an inviting space for entertaining guests or enjoying family meals. The open-plan design enhances the space, allowing for plenty of room for a family.

In addition to its comfortable living spaces, the property presents potential for parking, a valuable feature in this area.

This property would also suit investors, with the potential to easily convert to an HMO or two good sized apartments.

Overall, this terraced house on Beatrice Street is a fantastic find, combining space, comfort, and potential in a desirable location. Whether you are looking to settle down or invest, this property is well worth considering.

#### **Entrance Hall**

3'5" x 11'0" to stairs (1.06 x 3.36 to stairs)

Stairs to first floor, door to lounge/ diner

#### **Lounge/ Diner**

10'10" into 11'10" x 23'6" (3.31 into 3.62 x 7.18)

Window to front and rear, two radiators

#### **Kitchen/ Breakfast Room**

9'0" x 22'10" (2.75 x 6.97)

Two windows to side, uPVC door to garden, door to bathroom, units at eye and base level, integrated electric oven, integrated ceramic hob, space for a fridge/ freezer, space and plumbing for washing machine, one and a half basin stainless steel sink, understairs cupboard





### **Bathroom**

8'11" x 6'1" (2.72 x 1.86)

Two windows to rear, wash basin, WC, bath with shower over, heated towel rail

### **Landing**

1.64 x 3.48

Doors to bedrooms, access to fully boarded loft with two velux windows

### **Bedroom One**

12'9" (to wardrobe) x 11'11" (3.9 (to wardrobe) x 3.65)

Window to front, built in wardrobes, radiator

### **Bedroom Two**

9'5" x 11'10" (2.89 x 3.62)

Window to rear, airing cupboard with Worcester boiler, radiator

### **Bedroom Three**

9'2" x 11'4" (2.8 x 3.46)

Window to rear, radiator

### **Rear Garden**

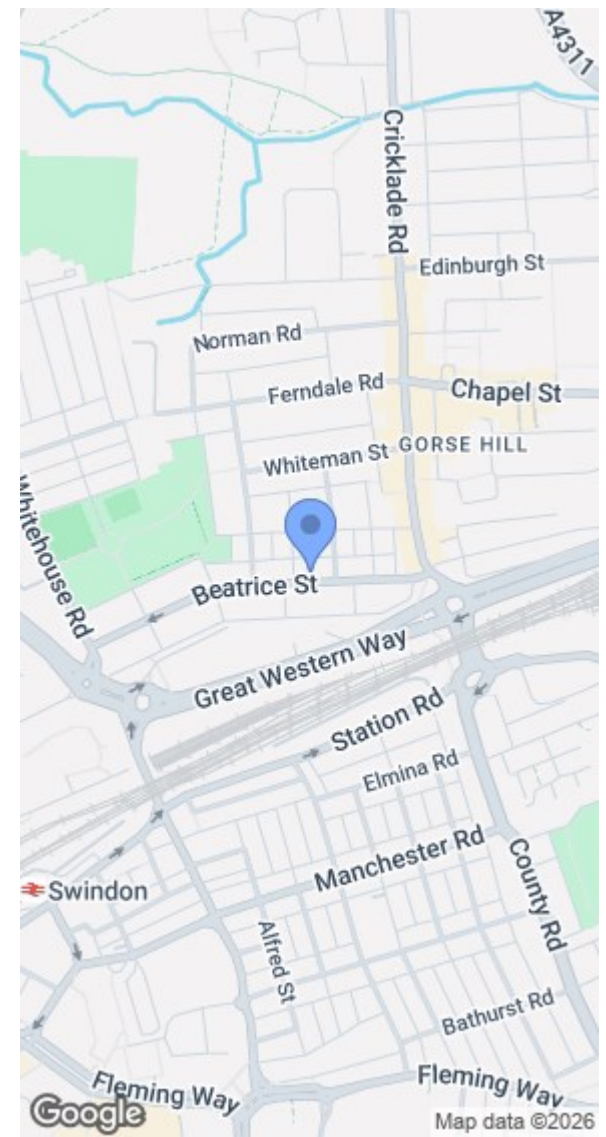
Patio area leading to gravel, potential for parking







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 is given as to their operability or efficiency can be given.  
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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>				(81-91) <b>A</b>		
(81-91) <b>B</b>				(69-80) <b>B</b>		
(69-80) <b>C</b>				(55-68) <b>C</b>		
(55-68) <b>D</b>				(39-54) <b>D</b>		
(39-54) <b>E</b>				(21-38) <b>E</b>		
(21-38) <b>F</b>				(1-20) <b>F</b>		
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs						
			87			
		70				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	