





📍 3 Fair View, Cricklade, Swindon, Wiltshire, SN6 6BE

🔗 Auction Guide £140,000

- For Sale by Online Auction
- Thursday 16th October 2025
- Lot 10
- Guide Price £140,000+

🏠 Freehold

📊 EPC Rating E





LOT 10  
FOR SALE BY ONLINE AUCTION  
THURSDAY 16th OCTOBER 2025  
GUIDE PRICE £140,000+

3 Bedroom semi-detached house for modernisation, situated in the popular town of Cricklade. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/dining room and utility/WC. On the first floor; landing, 3 good size bedrooms and family bathroom. The property has double glazing and gas heating.

Externally there is a large front garden with potential to create off road parking (subject to consents) and gated side access to the rear. The rear garden is very large and currently overgrown with several timber sheds. On street parking available nearby.

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#### **Situation & Description**

3 Bedroom semi-detached house for modernisation, situated in the popular town of Cricklade. Ideal investment or first time buy.

Cricklade is an attractive and thriving market town situated on the Southern edge of the Cotswolds in between Swindon and Cirencester. The High Street provide a good variety of shops as well as pubs/restaurants.

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#### **Viewings**

To arrange a viewing, contact: Auction Office on 01249 765200

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

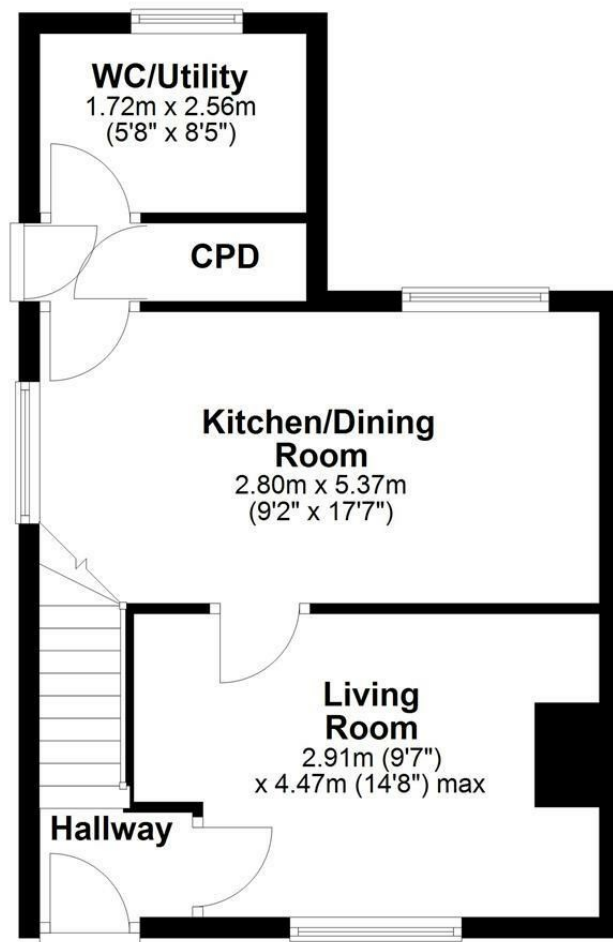
In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.



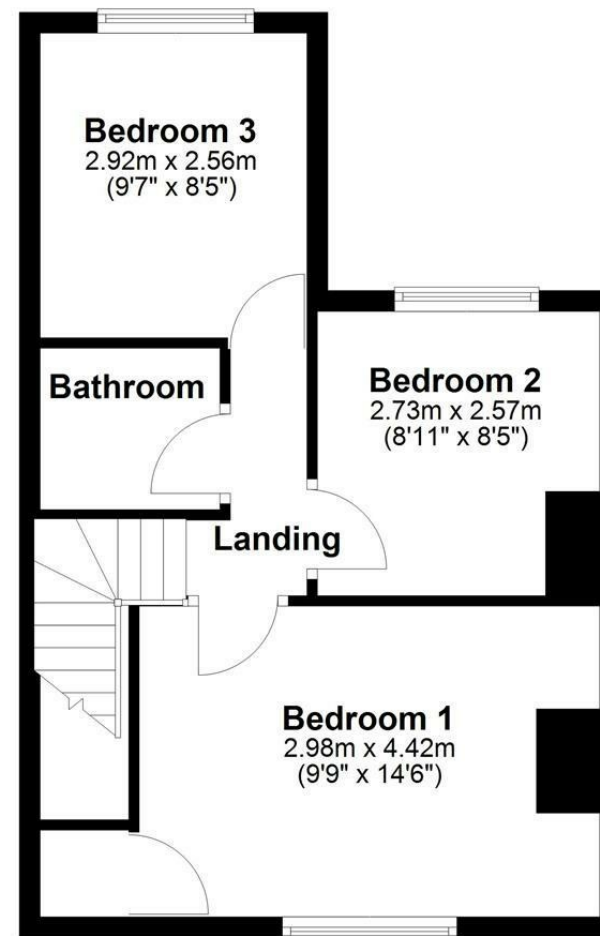
## Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



## First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 75.7 sq. metres (814.5 sq. feet)

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