



Home Ground – SN6 6JG

Cricklade

Offers Over **£450,000**

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Home Ground

Cricklade

Spacious 4-bed detached home on corner plot in Cricklade. Garage conversion to utility room, open plan kitchen, master + ensuite. Contact McFarlane Cricklade for viewing 01793 751 044.

- FOUR Bedroom Detached Family Home
- Flexible Accommodation
- Lounge + Separate Dining Room
- Open Plan Kitchen/ Conservatory
- Master Bedroom with EN-SUITE SHOWER ROOM
- Enclosed REAR GARDEN on CORNER PLOT
- Converted Garage for Storage, with UTILITY ROOM and downstairs CLOAKROOM



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Cricklade is a former market town that lies between Cirencester and Swindon (A419) and is nestled within the Cotswold Water Parks. Cricklade has a bustling High Street with a plethora of amenities with a definitive focus on community. Just off the High Street lies the (SSSI & NNR) North Meadow with the snake headed fritillaries that bloom annually. Cricklade boasts a GP Surgery and Dispensing Chemist, Opticians and Dentist. There are also a number of Pubs and Eateries on offer. The refurbished Leisure Centre (with Pool) is also a local Gem with sporting groups and communities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

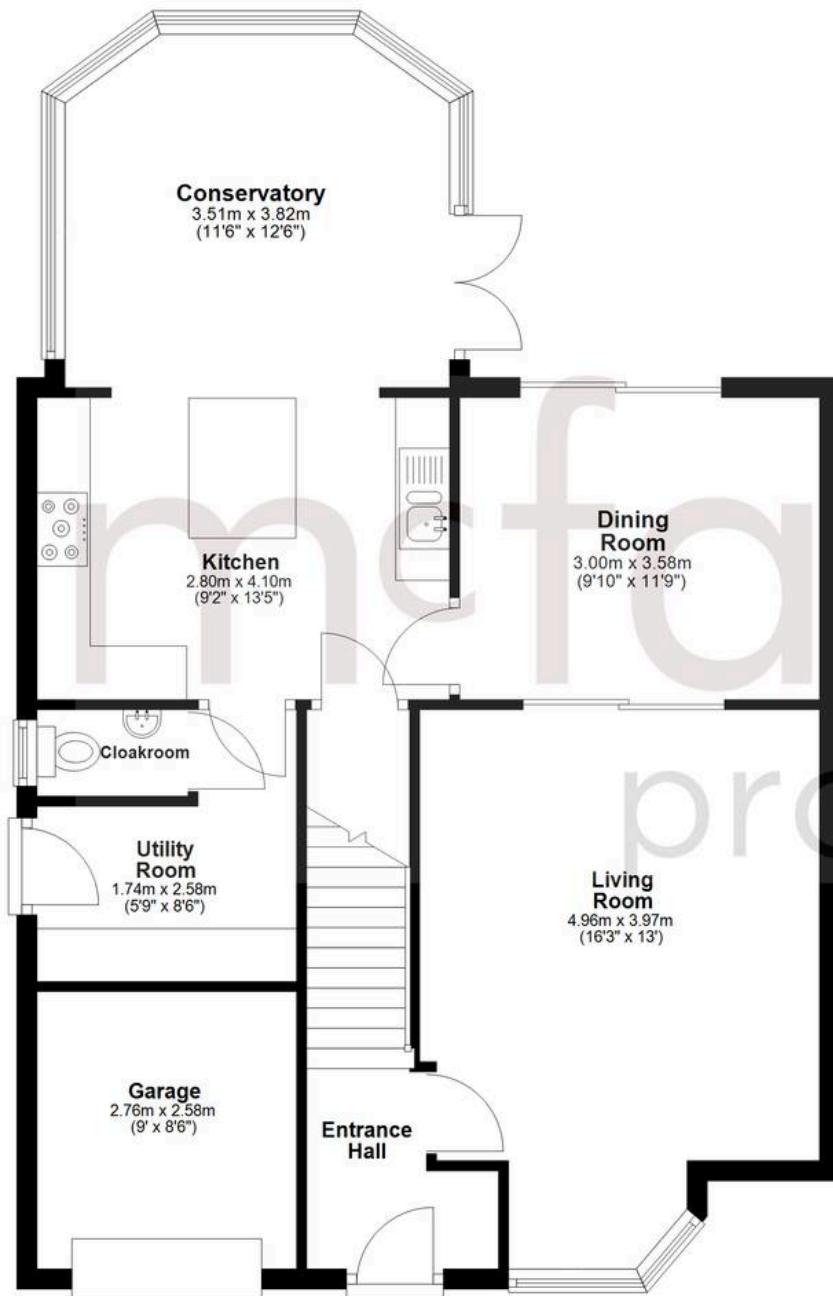
EPC Environmental Impact Rating: D



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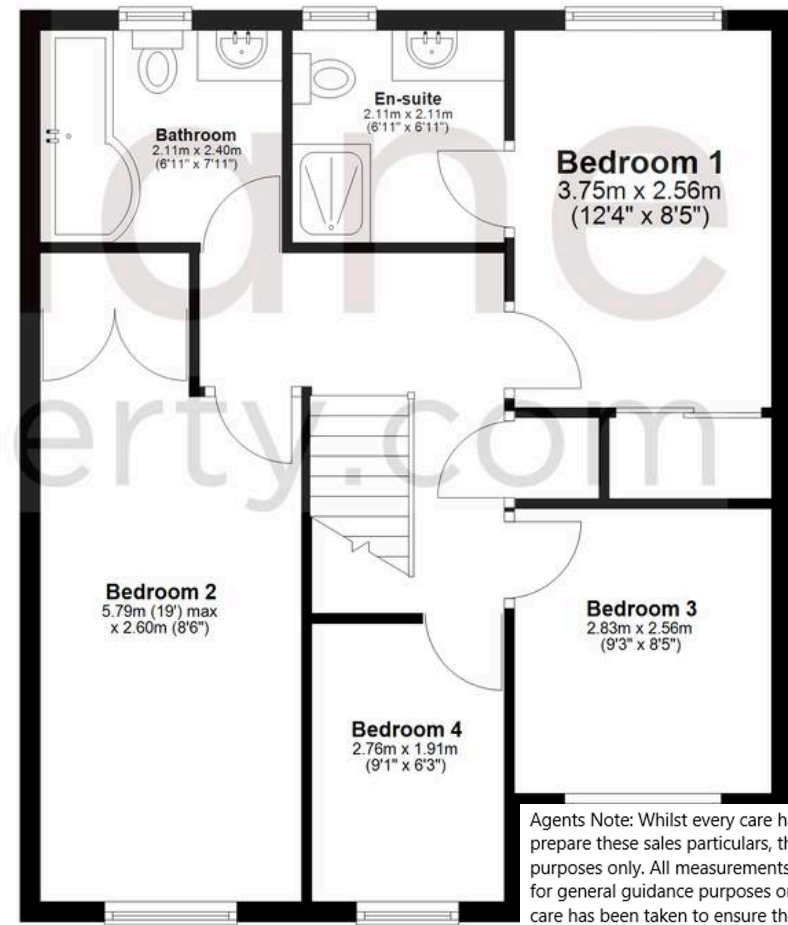
Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Total area: approx. 138.1 sq. metres (1486.5 sq. feet)