



Manor Orchard, Cricklade – SN6 6EA
Swindon

In Excess of **£400,000**
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Manor Orchard

Cricklade, Swindon

- Sought After Cul-De-Sac Location
- Walking Distance from the High Street
- THREE Bedroom Detached Property
- Low Maintenance Gardens to the Front and Rear
- TWO Parking spaces (Tandem)
- Detached Single Garage
- Kitchen Dining Room
- Living Room with Conservatory Leading Off

A THREE Bedroom Detached property in a sought after Cricklade setting. Kitchen / Diner with Separate Living Room and Cloakroom. MUST BE VIEWED.



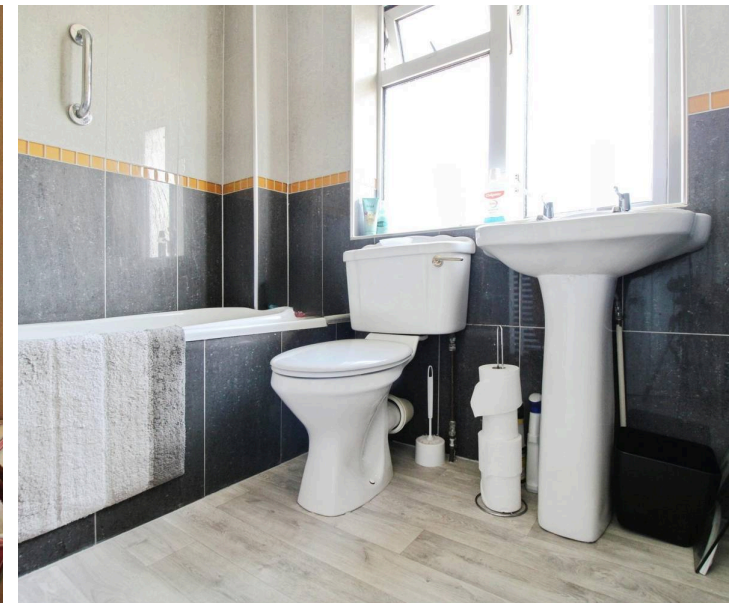
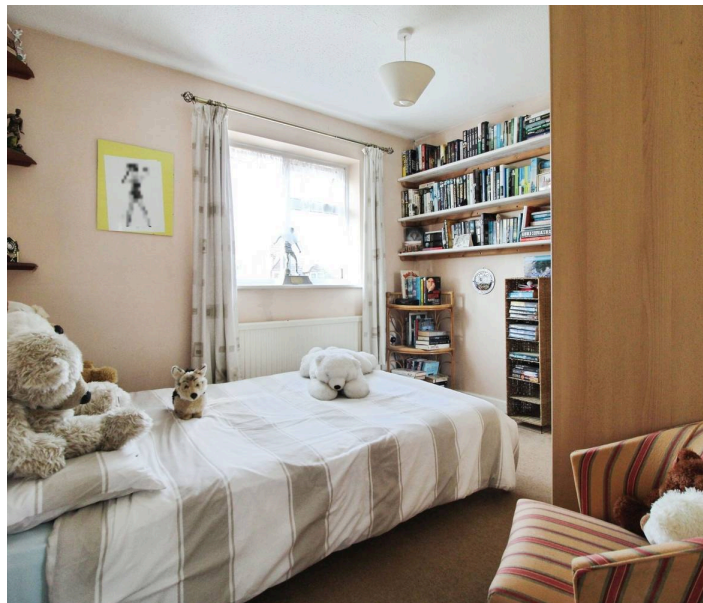
Manor Orchard

Cricklade, Swindon

Cricklade is a historic former market town in North Wiltshire and Ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed fritillaries that bloom annually. This has been classified as a SSSI & NNR (Site of Special Scientific Interest & National Nature reserve).

Council Tax band: D

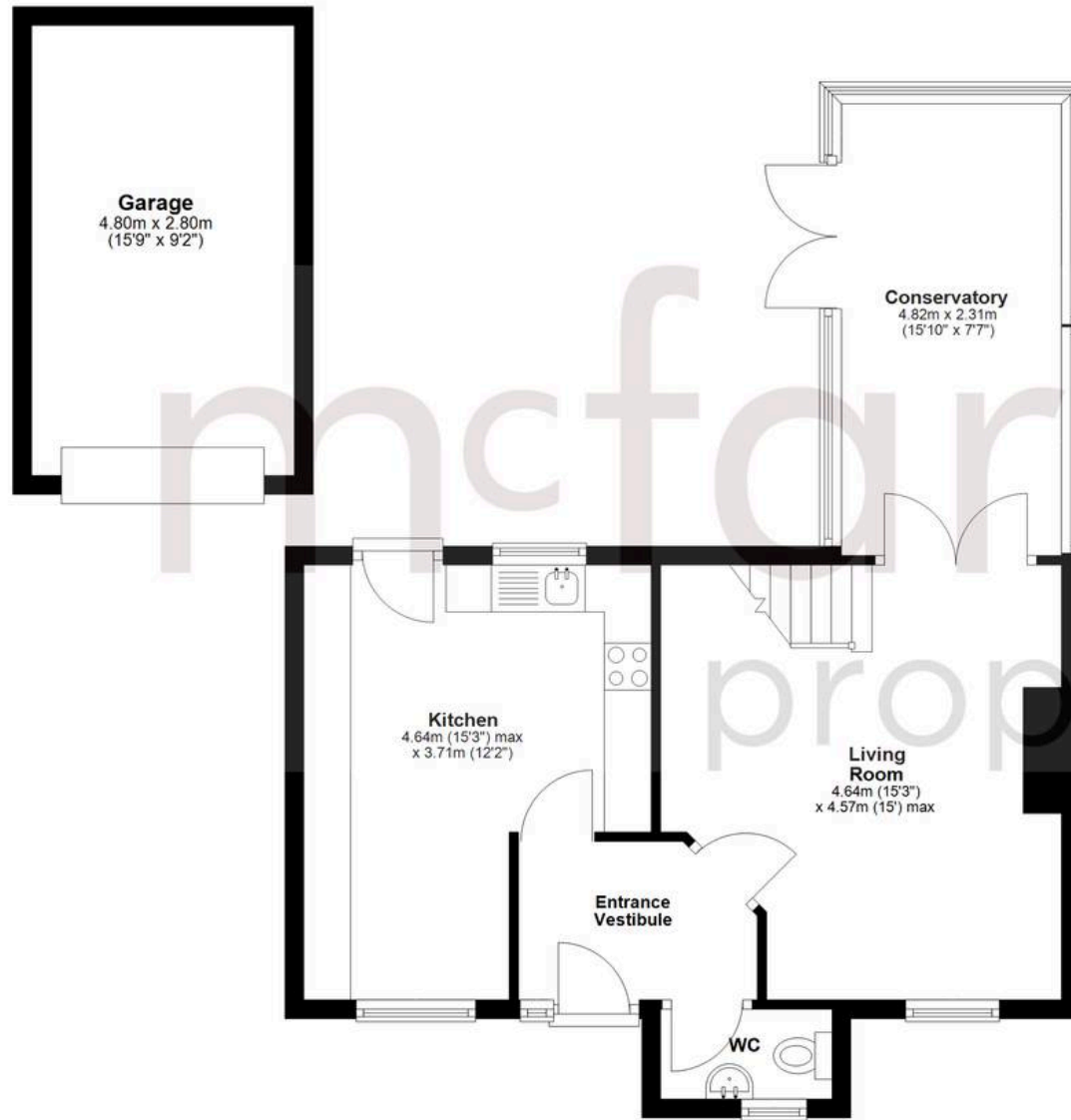
Tenure: Freehold



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Ground Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 88.8 sq. metres (955.7 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 and 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.