



Abingdon Court Farm, Cricklade – SN6 6BZ
Wiltshire

In Excess of **£375,000**
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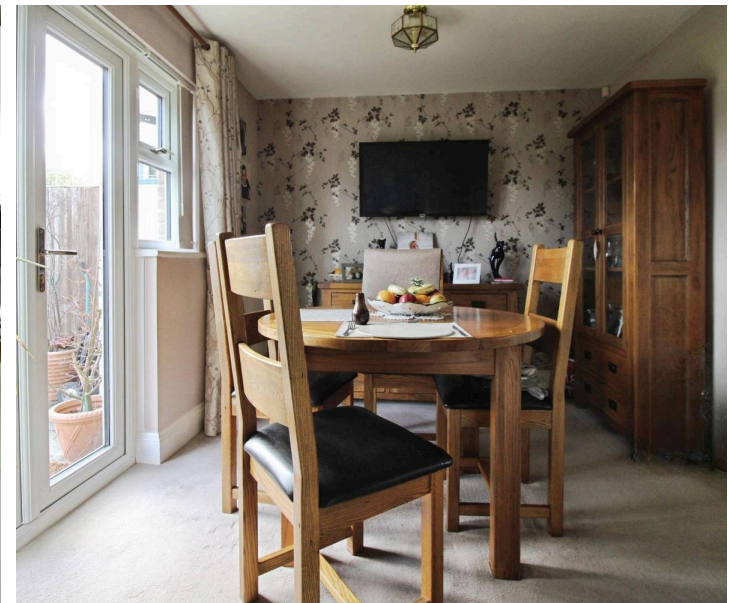
Abingdon Court Farm

Cricklade, Wiltshire

- Bespoke Retirement Development
- Well Proportioned Property
- Two DOUBLE Bedrooms + Two Bathrooms
- Updated Kitchen with Dining Room
- Single Garage + Parking
- Views Overlooking Meadow to Rear

An Exclusive Development Designed for the Over 55's with Ease of Access to the Towns Amenities and Services. Located close the bottom of Cricklade's Picturesque High Street, this available property boasts views and access to the neighbouring protected conservation meadow.

The well proportioned and presented accommodation boasts the following brief summary: Entrance Hallway, Cloakroom / Utility Room, Living Room, Dining Room + modernised Kitchen. The First Floor offers Two Double Bedrooms and Two Bathrooms.



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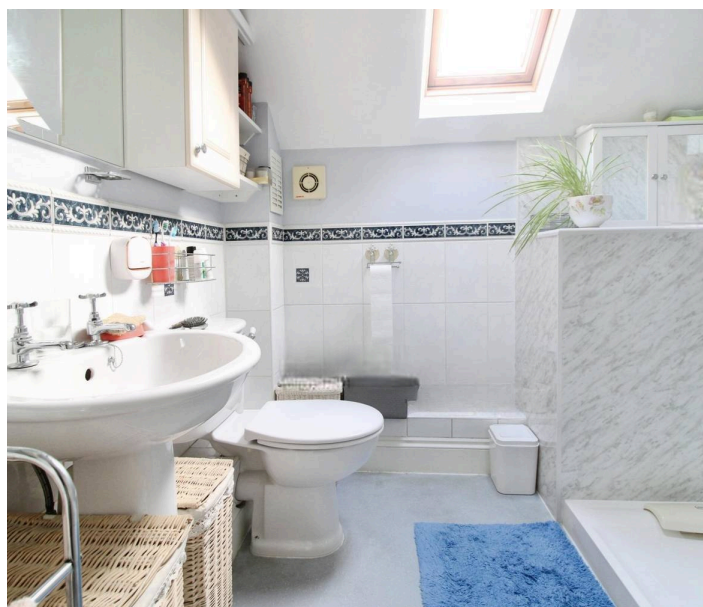
Cricklade is a historic former market town in North Wiltshire and Ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

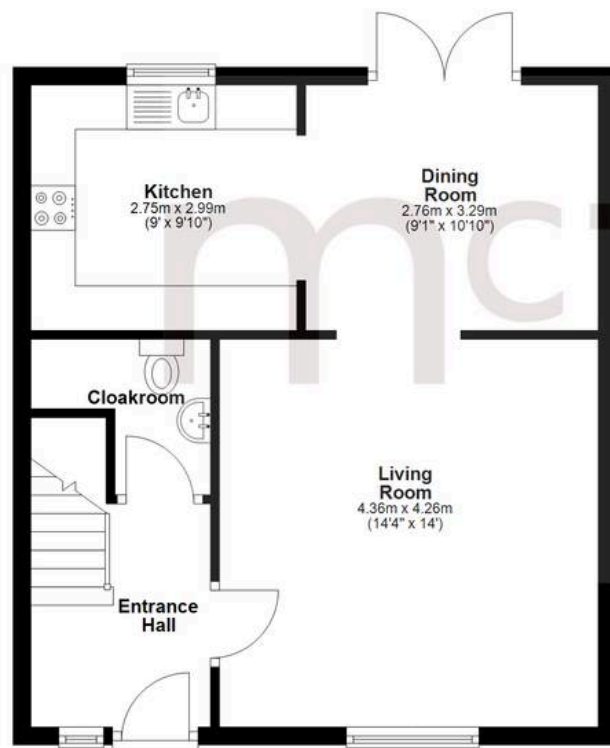
EPC Environmental Impact Rating: C



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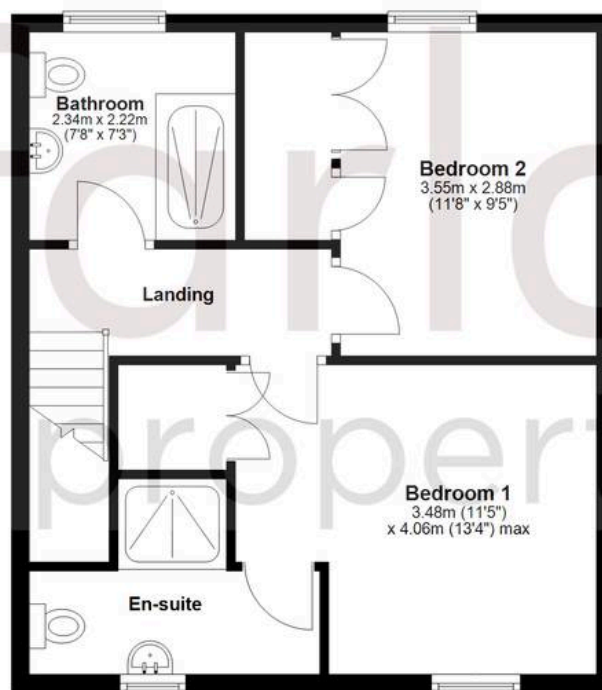
Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 91.6 sq. metres (986.0 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 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.