



## 11 Manor Orchard, Cricklade, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN6 6EA or call the office at any time for detailed directions from your location.

### **SUMMARY**

Situated within easy reach of the many amenities of this popular town is this well presented, first floor maisonette which has been refurbished throughout. The accommodation includes a living room, kitchen, two bedrooms and bathroom. The property also benefits from its own private garden and nearby allocated parking.

### **PROPERTY**

The property is accessed via its own front door in to an entrance area with stairs leading to the first floor. The landing has access to all the rooms and a useful cupboard which houses the wall mounted, gas fired boiler. The living room is a good size and has double doors to the kitchen which is fitted with a range of storage. There are two bedrooms, the master of which benefits from a built in wardrobe. The property is completed by the bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

### **GARDENS**

The garden is enclosed by fencing and has gated access, just beyond the entrance to the property. It is mainly laid to lawn with planted borders. There is a useful outside store. There is an allocated parking space in the nearby car park.

### **LOCATION**

Manor Orchard is conveniently located in a non estate location close to the many amenities of Cricklade's bustling High Street. Cricklade is a desirable Saxon Town with a wide range of facilities and easy access to the local road and rail network.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### **FEES**

Please look at the online listing, our web site, in our office, or speak to a member of the team for a full list of any applicable charges.

### **AGENTS NOTE**

We wish to inform prospective tenants that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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1ST FLOOR

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 as to their operability or efficiency can be given.  
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GROUND FLOOR



