



## 9 Cliffords, Swindon, Wiltshire.

### DIRECTIONS

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

### SUMMARY

Situated in this small close, this extended three bedroom terraced home is exceptionally well presented. There are three separate reception areas as well as an attractive kitchen/breakfast room and downstairs wc. Externally, the property benefits from gardens to the front and rear as well as a garage and driveway parking. It is located in a popular area with easy access to the many amenities of this popular town.

### PROPERTY

The property is accessed from the front into the entrance porch with space for coat and shoe storage. This in turn leads into the hall with stairs leading to the first floor. Turning to the right takes you into the living room with large picture window to the front and multi fuel stove. An archway leads through to the dining room which in turn is open to the study/den. This extra reception space benefits from a vaulted ceiling with skylight window, and double doors to the garden and so is a lovely, light space. An inner hall from the dining room leads into the useful downstairs cloakroom with wc and wash hand basin. The ground floor is completed by the recently refitted kitchen/breakfast room with a range of built in storage and appliances, as well as a large breakfast bar. This extended room also benefits from a vaulted ceiling with skylight window and door out to the garden.

The first floor landing has access to an airing cupboard, as well as a hatch providing access to the loft space which houses the gas fired combi boiler. There are three good sized bedrooms and a family bathroom which has been fitted with a shower bath with shower over and glass screen, as well as a vanity unit with wc, and wash hand basin. The master bedroom benefits from a range of built in wardrobes whilst the third bedroom has been extended which is why they are all a good size.

### GARDENS

The front of the property is accessed via a pathway and has been redesigned with raised veggie beds with stone borders and a path leading to the front door. There is driveway parking in front of the garage with door to the front, light and power, and a door into the garden. There is an electric garage door on order which will be fitted before any sale completes. There is gated access into the rear garden which benefits from areas of decking, gravel and a paved path, as well as raised borders and separate log and bin stores.

### LOCATION

The property is located towards the end of a small cul de sac and therefore benefits from a private position. There is easy access to many local walks including the Thames Path. Cricklade is a popular Saxon Town with a bustling High Street featuring most of the day to day amenities you would require. There is easy access via the nearby road network and rail links from Swindon.

### VIEWING

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

### MORTGAGE

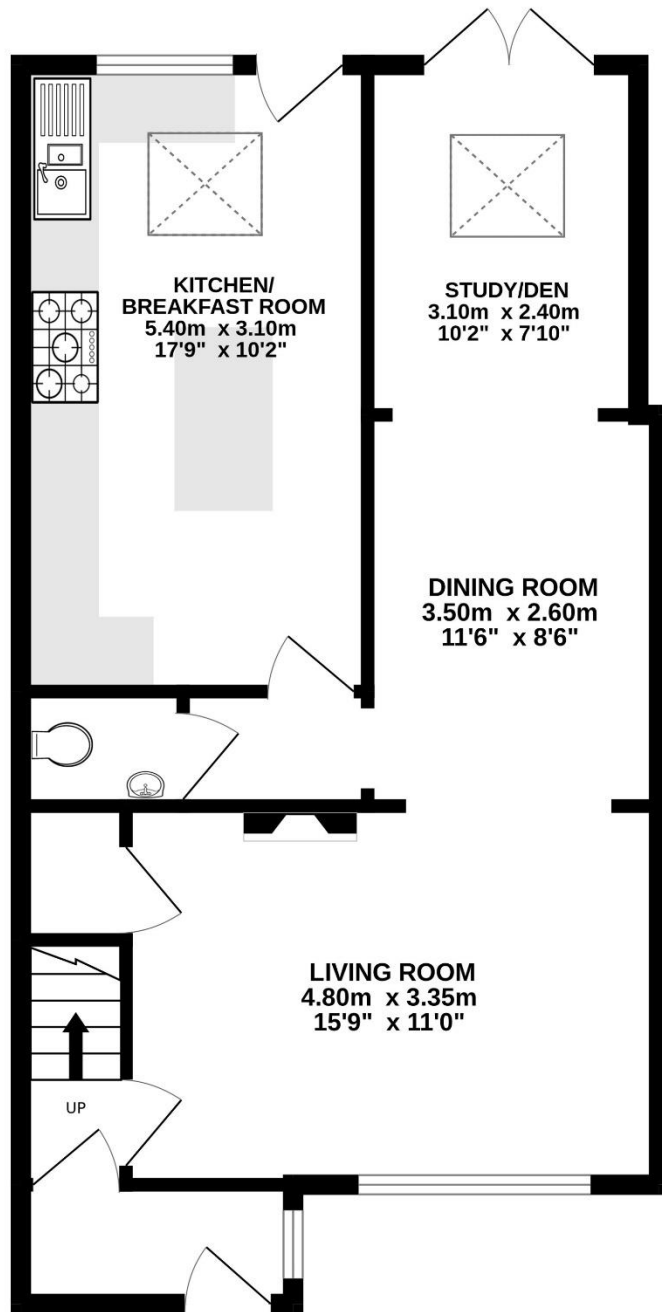
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### AGENTS NOTE

We wish to inform prospective purchasers 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.



GROUND 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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1ST FLOOR

