





Thames Cottage, 94 High Street, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Occupying an enviable and private position, yet moments from the High Street of this popular town and the many amenities it has to offer, is this well presented character cottage which has been much improved by the current owners. The accommodation includes, living room with feature fireplace, kitchen with dining area, utility and downstairs toilet, three good size bedrooms, further loft rooms, and a family bathroom

PROPERTY

The ground floor comprises a large living room with an impressive Cotswold stone, inglenook feature fireplace. The kitchen/dining room offers a range of cupboards and drawers with appliances including range cooker and has plenty of space for a dining table. There is a rear lobby with access outside and to the utility/cloakroom which has a wc and wash hand basin as well as the plumbing and space for a washing machine. The first floor houses the three double bedrooms and family bathroom comprising bath with shower over, wc and wash hand basin. Please note that a flying freehold exists because the second bedroom extends over the ground floor of the neighbouring cottage. There are steps from the third bedroom up to the two loft rooms.

GARDENS

The property enjoys a good size garden which offers both areas of patio and lawn, as well as a large storage shed. Access is via a passageway from the High Street which is shared with

the neighbouring cottage and provides excellent security and privacy. The neighbouring cottage has access along a footpath into their garden.

LOCATION

The property is located in a tucked away, yet central position within the High Street of this ever popular town, and is close to the many amenities it has to offer. Cricklade is a desirable Saxon Town with a wide range of facilities whilst still offering 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.

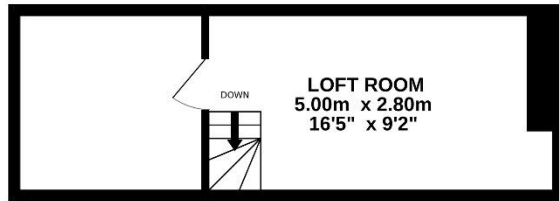
MORTGAGE

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

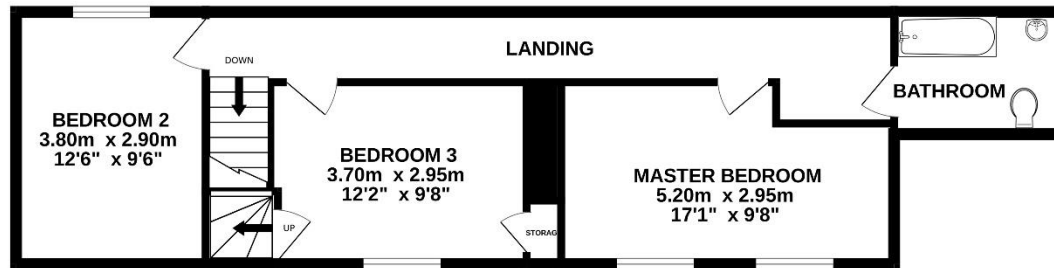
AGENTS NOTE

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.

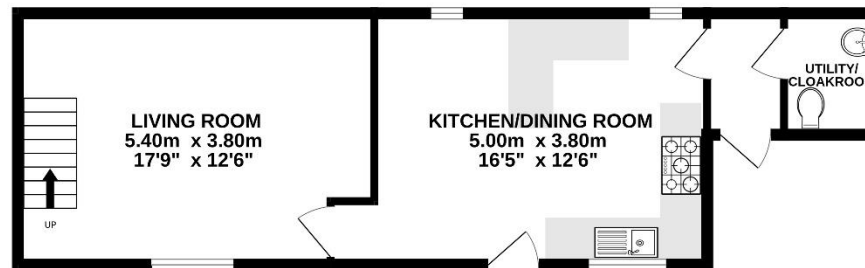
LOFT ROOM



1ST FLOOR



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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