







5 Portwell, Cricklade,  
Swindon, Wiltshire.

### **DIRECTIONS**

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

### **SUMMARY**

Tucked away in a quiet spot just off the High Street is this desirable property. There is driveway parking to the front, plus another allocated parking space near by, a nice courtyard garden, and accommodation which includes two bedrooms, a further loft room, refitted bathroom, kitchen, and living room with doors to the garden. No onward chain.

### **PROPERTY**

Accessed via a useful entrance hall, the ground floor accommodation comprises kitchen and living room. The kitchen benefits from a range of cupboards and drawers, built in oven and hob and as well as plumbing and space for further appliances. The living/dining area provides access to the garden via patio doors.

The first floor accommodation offers two double bedrooms and family bathroom. Within the master bedroom you will find the door to the stairs which will take you up to the spacious attic room with eaves storage and velux window. The family bathroom has been refitted and comprises large walk in shower, wc and wash hand basin.

### **GARDEN**

To the front of the property is a driveway providing parking whilst there is another allocated space near by. The rear garden has been landscaped with ease of maintenance in mind. It is mostly laid to patio and is enclosed by fencing with useful gated access.

### **LOCATION**

Portwell is a quiet little close of similar properties located just moments from the High Street of this popular town. There is easy access to the many amenities of the town, including butchers, grocers, public houses as well as to the many enjoyable rural walks located nearby. Cricklade is a popular Saxon town which offers a wide selection of facilities and is conveniently placed for the nearby road and rail network.

### **VIEWING**

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

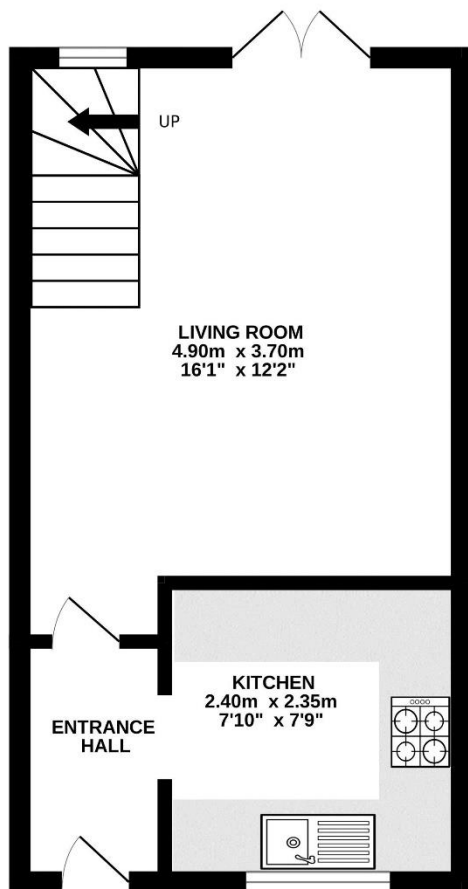
### **MORTGAGE**

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

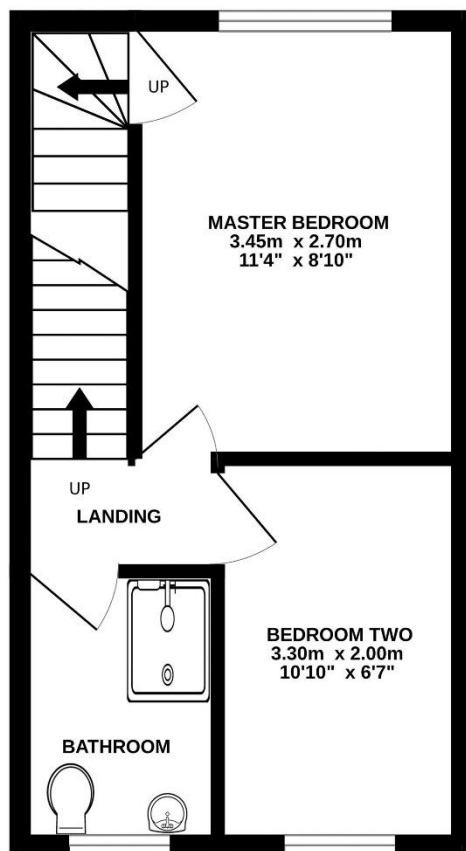
### **AGENTS NOTE**

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.

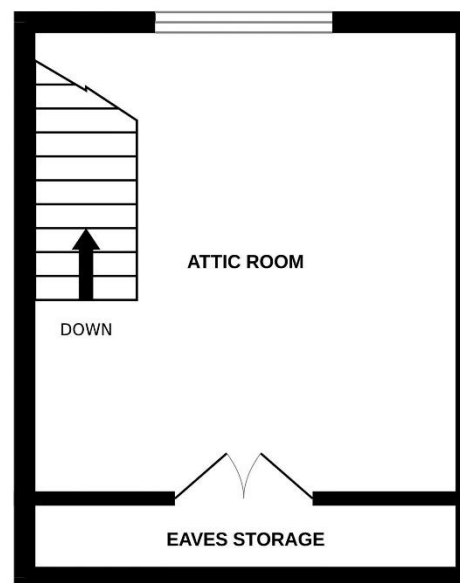
GROUND FLOOR



1ST FLOOR



ATTIC ROOM



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.

Made with Metropix ©2025





