







30 Hallsfield, Cricklade, Wiltshire.

### **DIRECTIONS**

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

### **SUMMARY**

Three bedroom home which is set back from the road in this popular residential area, with easy access to the many amenities of this popular town as well as the surrounding countryside. The property benefits from spacious accommodation, good size gardens, garage, and is offered for sale with no onward chain.

### **PROPERTY**

The property is accessed via a useful entrance porch with cupboard and door into the living room. This good size room has a large window to the front, stairs leading to the first floor, and doorway through to the dining area which offers plenty of space for a dining table and benefits from a door and window to the garden. It is open to the kitchen which is fitted with a range of storage and appliance space including a wall mounted gas fired boiler. The first floor landing provides access to the three bedrooms and the bathroom which has been refitted with a suite comprising shower cubicle, wc and wash hand basin. The bigger two bedrooms also benefit from built in storage.

### **GARDENS**

The property sits on a good size plot with gardens to front and rear and a garage with up and over door which is accessed via a gated path from the rear garden. The front garden is mainly laid to lawn with an area of hardstanding, and path leading to the front door. The rear garden is mainly laid to gravel and patio with mature shrubs.



### **LOCATION**

Hallsfield is a residential area on the northern edge of the town and provides immediate access to North Meadow and 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 such as doctors, dentists, butchers, restaurants, pubs, and schools. There is easy access via the nearby road network and rail links from Swindon. Perfectly located to the A419, M4 and M5 which make this rural town the perfect place to be extremely commuter friendly!

### **VIEWING**

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

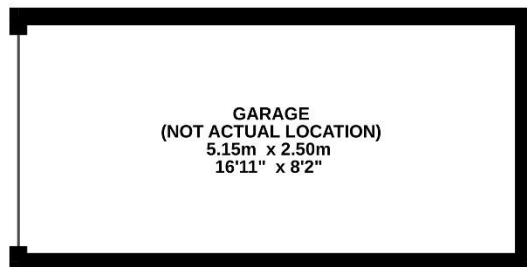
### **MORTGAGE**

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

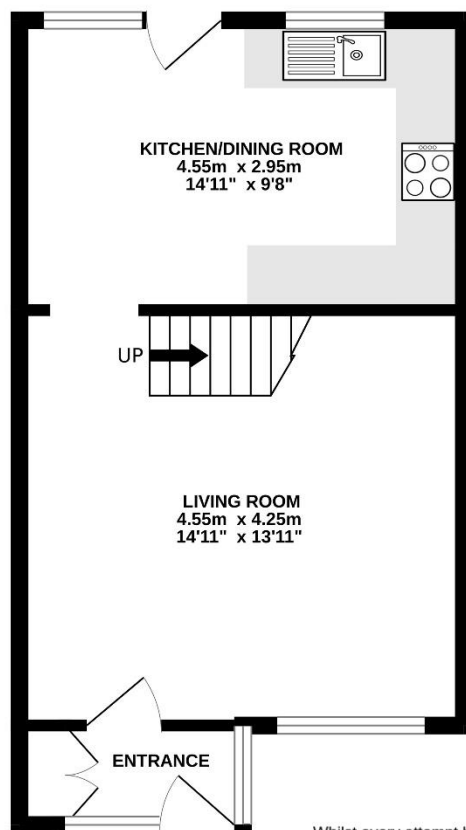
### **AGENTS NOTE**

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.

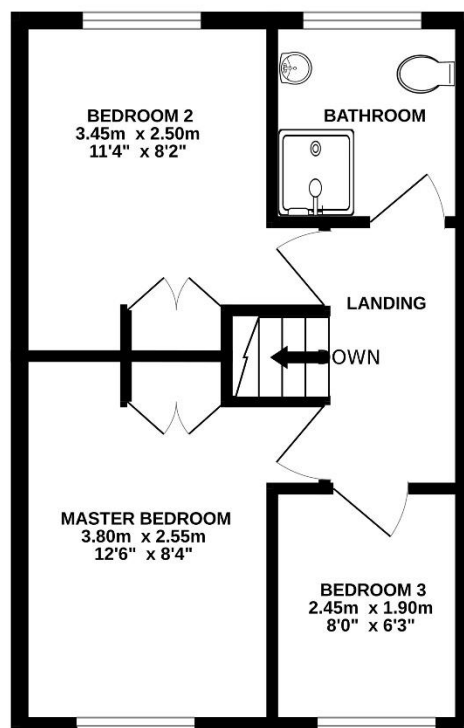
## GARAGE



## GROUND FLOOR



## 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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