



Christian
Benjamin
PROPERTY



The Forty, Cricklade, Wiltshire.

£550,000 Freehold



19 The Forty, Cricklade, Wiltshire.

Directions

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

Summary

This attractive, double fronted period property occupies a generous plot within easy reach of the High Street of this popular town. The flexible accommodation includes three first floor bedrooms with a bathroom and separate wc. There is a kitchen/breakfast room, and three reception rooms on the ground floor but the addition of a wet room, makes a fourth bedroom with ensuite a possibility. There is driveway parking, garage, large gardens, and no onward chain.

Step inside

The property is accessed via a porch into a welcoming entrance hall with stairs leading to the first floor and period tiled flooring. To the right hand side is a good size reception room with feature fireplace and bay window to the front. Behind this room is the dual aspect living room and another fireplace. A door leads through to the kitchen/breakfast room which has plenty of storage and appliance space, as well as room for a breakfast table. There is access to the rear garden, as well as the utility which offers further appliance space and another way out of the property. Back to the left of the hall is another room with bay window to the front. Originally a reception room, it now provides access to a wet room with shower, wc, and wash hand basin, and so would make an ideal downstairs bedroom if that was required. To the first floor, the landing provides access to all three double bedrooms. The bathroom is fitted with a suite comprising bath, separate shower cubicle, wc, and wash hand basin. There is a further cloakroom with wc and wash hand basin.

Step outside

The property is located on a good size plot with gardens which wrap around the home. There is driveway parking for several vehicles which leads to the detached garage. The front garden is enclosed by

hedging and is mainly laid to lawn with a gated path leading to the front door. The majority of the garden sits to the side and rear of the property and is also enclosed by hedging and mainly laid to lawn.

Area insight

The property is located on The Forty which sits just off the High Street of this popular town. Cricklade offers its residents a range of amenities and everyday shopping on its bustling High Street. There are some great options for eating and drinking, and it is surrounded by fantastic countryside and plenty of leisure facilities around the nearby Cotswold Lakes. There is easy access to the nearby road and rail network.

Viewing

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

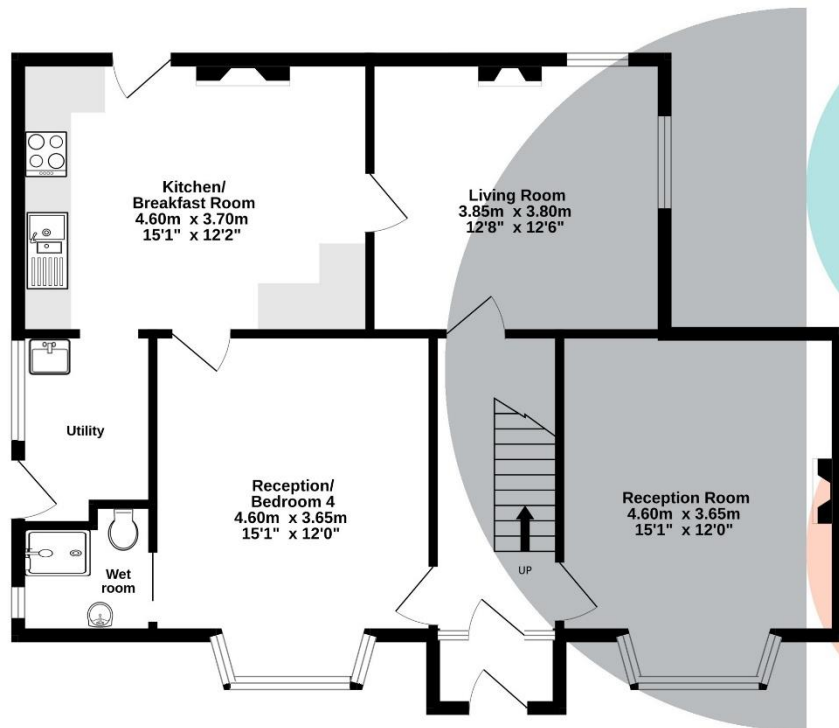
Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

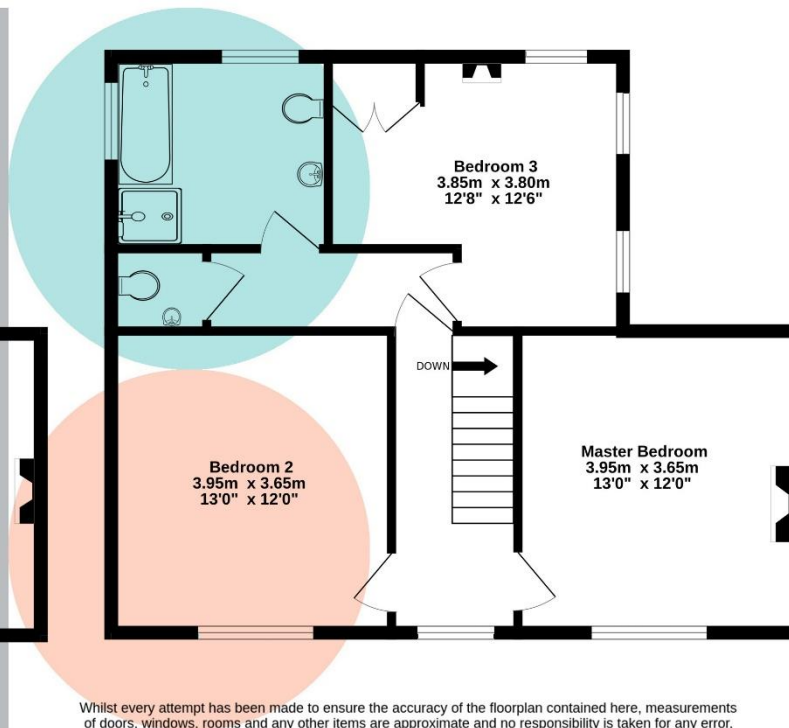
Agents Note

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



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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