



Fairfield, Cricklade – SN6 6EQ

Wiltshire | 01793 751 044



Guide Price **£295,000**

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Fairfield

Cricklade, Wiltshire

- ** Call For Details and to Register **
- Three-Bedroom Semi Detached Home
- Open Plan Frontage Overlooking Green Area
- Fitted Kitchen Living / Dining Room PLUS Conservatory and Cloakroom
- Three Bedrooms and Family Bathroom

A THREE-Bedroom Family Home in Cricklade for UNDER £300,000

Ideally situated for the Cricklade's bustling High Street and Abundance of Amenities on Offer.

This well priced family home occupies a super position and overlooks open green to the front.

A brief summary of the improved and updated accommodation comprises: Entrance Hallway, Cloakroom, Kitchen, Living Room / Dining Room, and Versatile Conservatory.

The First Floor boasts a generous Landing with THREE Bedrooms and Family Bathroom.



Fairfield

Cricklade, Wiltshire

Cricklade is a historic former market town in North Wiltshire and Ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed fritillaries that bloom annually. This has been classified as a SSSI & NNR (Site of Special Scientific Interest & National Nature reserve).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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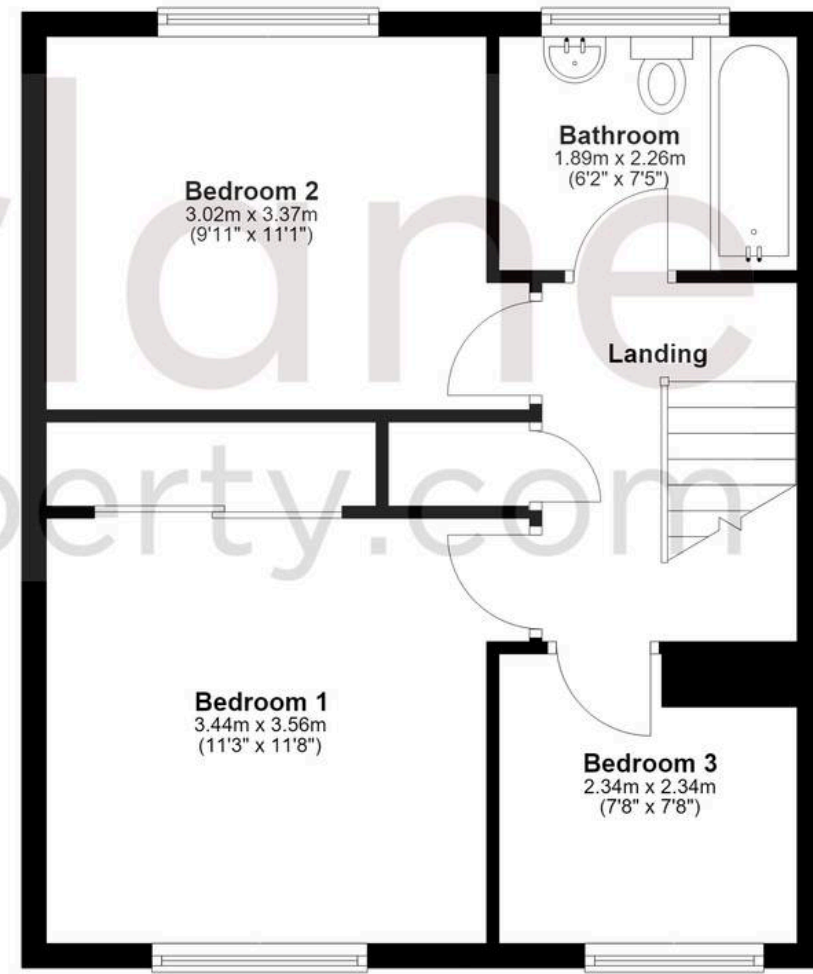
Ground Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.

All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Please note the information stated was correct at the time of marketing.

Total area: approx. 93.7 sq. metres (1008.9 sq. feet)