



Hallsfield, Cricklade - SN6 6LS
Wiltshire

Guide Price **£250,000**
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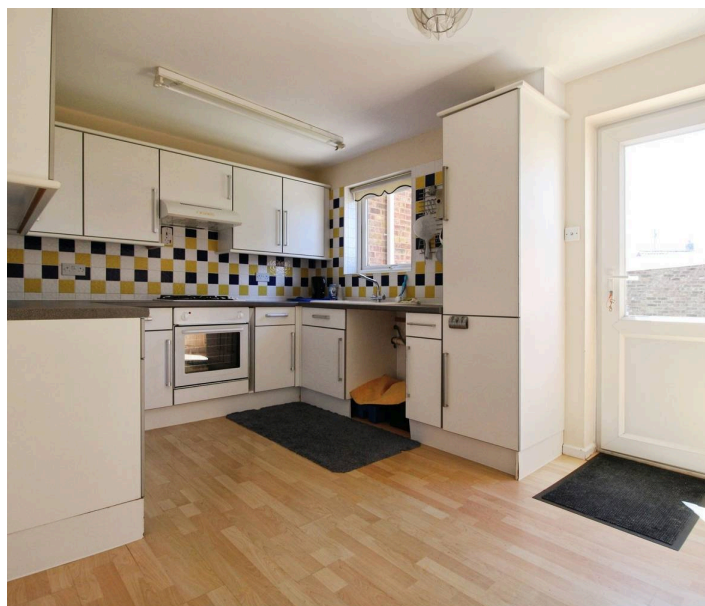
Hallsfield

Cricklade, Wiltshire

- TWO Bedroom Home in Cricklade
- Sought After Position
- NO CHAIN
- Ideal First Time Purchase

A well proportioned TWO BEDROOM home located in a sought after residential setting within Cricklade.

Offered to the market with NO CHAIN this well presented and proportioned home also has rear vehicular access with Parking and a Garage.



Hallsfield

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

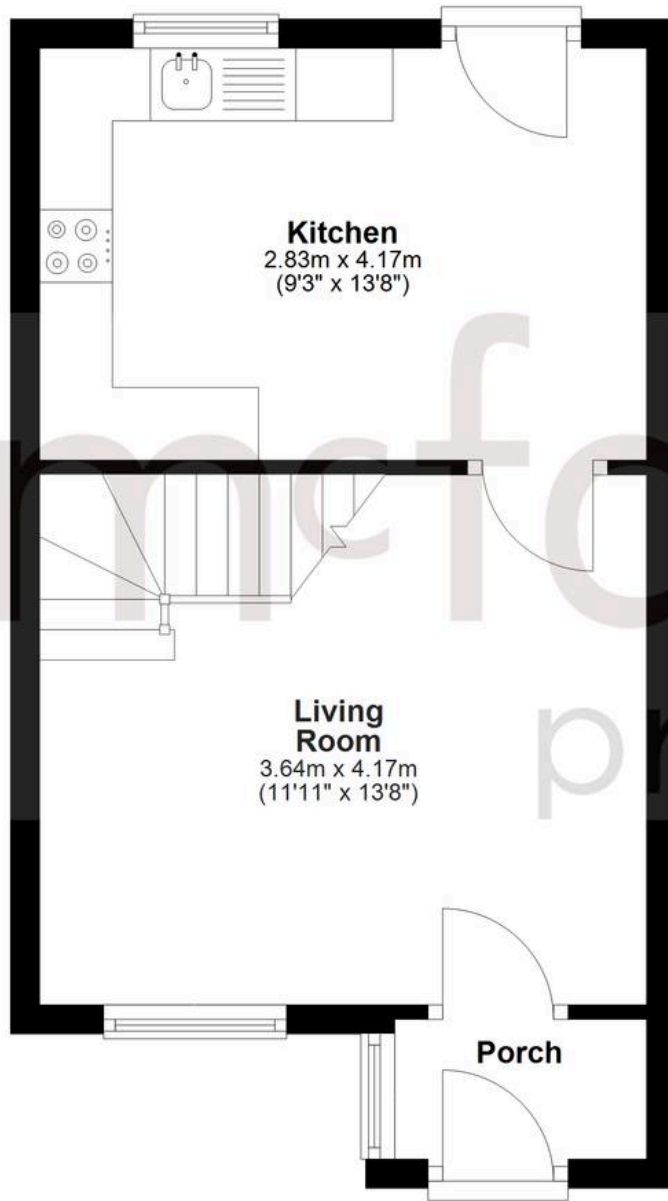
EPC Environmental Impact Rating:

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Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



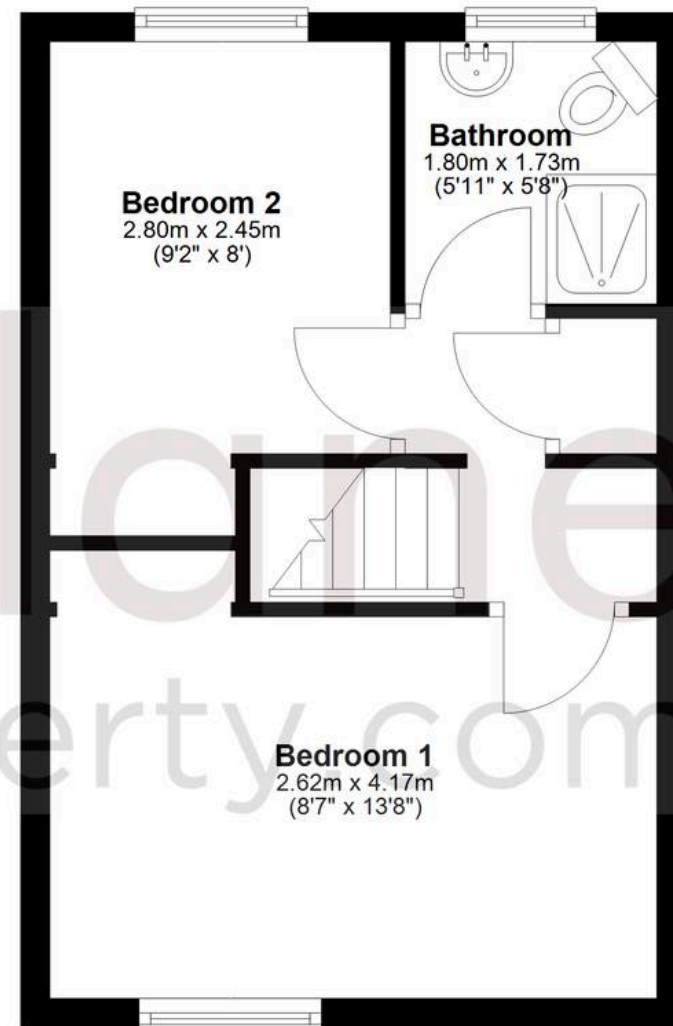
Kitchen
2.83m x 4.17m
(9'3" x 13'8")

Living Room
3.64m x 4.17m
(11'11" x 13'8")

Porch

First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Bedroom 2
2.80m x 2.45m
(9'2" x 8')

Bathroom
1.80m x 1.73m
(5'11" x 5'8")

Bedroom 1
2.62m x 4.17m
(8'7" x 13'8")

Total area: approx. 56.9 sq. metres (612.1 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.