



**522 Cricklade Road, SN2 7AQ**

Offers Over **£260,000**



An exceptional opportunity awaits with this three-bedroom family home on Cricklade Road, offering fantastic potential to create a personalised living space. Offered to the market with no onward chain, this property is perfectly suited for those looking to modernise and infuse their own style into a versatile home.

- Ideal Investment Opportunity
- East Facing garden
- Driveway Parking
- In need of refurbishment
- Utility
- Playroom/Office
- Two Reception Rooms
- New boiler
- No Chain

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**Property Type:** Semi Detached House

**Council Tax Band:** C



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Step inside to discover two well-proportioned reception rooms, providing flexible areas for both relaxation and dining. The kitchen is ready for your personal touch and benefits from an adjoining utility room, offering practical convenience. A conservatory adds further versatile space, ideal for enjoying the garden year-round, while an additional room can serve as a dedicated office or playroom, catering to various family needs.

Upstairs, you will find three bedrooms and a family bathroom. The property further benefits from a recently installed new boiler, complete with a 5-year guarantee. Externally, the generous east-facing garden presents a lovely outdoor space, perfect for entertaining or enjoying quiet moments. Driveway parking adds to the convenience of this wonderful home.

**Room Dimensions:**

- Lounge: 3.15m x 4.23m
- Dining Room: 3.80m x 3.34m
- Kitchen: 3.18m x 2.43m
- Utility: 2.05m x 2.62m
- Office/Playroom: 2.08m x 4.14m
- Bedroom One: 3.77m x 3.37m
- Bedroom Two: 3.38m x 3.19m
- Bedroom Three: 3.21m x 1.81m
- Bathroom: 1.35m x 2.26m

\*\*\*\*PLEASE NOTE SOME IMAGES ARE AI GENERATED\*\*\*

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