



Hallsfield, Cricklade, Wiltshire.

Monthly Rental Of £1,250



17 Hallsfield, Cricklade, Wiltshire.

Directions

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

Summary

A well-proportioned three bedroom home tucked away in a popular no-through road on the northern side of Cricklade. With a generous living room, kitchen/dining room, two double bedrooms with built-in storage, a useful third bedroom, spacious bathroom, low-maintenance garden, garage and parking, this is a practical home in a great position for the town, North Meadow and surrounding countryside.

Step inside

A useful entrance porch gives you somewhere to arrive properly, with space for coats and shoes before stepping through into the main living room.

The living room is a particularly generous space, with a large front window bringing in plenty of natural light and stairs rising to the first floor. There is ample room here for both relaxed seating and everyday family life.

To the rear, the kitchen/dining room stretches across the width of the house and offers a good amount of fitted storage, worktop space and room for appliances, together with plenty of space for a dining table. Windows and a glazed rear door help keep the room bright, while the door opens directly out to the garden.

Upstairs are three bedrooms. The main bedroom is a comfortable double with built-in wardrobe storage, while the second bedroom is also a good-sized double and again benefits from fitted storage.

Bedroom three works well as a single bedroom, nursery or home office.

The bathroom is larger than you might expect, with both a bath and separate shower enclosure, WC and wash hand basin, together with underfloor heating

Step outside

The rear garden has been designed with ease in mind, with a combination of paving and gravel creating a low-maintenance space that still leaves plenty of scope for pots, planting and outdoor seating.

A gate at the rear leads through to the garage and private parking area, adding some really useful practicality. To the front, a pathway leads to the house with further low-maintenance gravelled garden areas either side.

Area insight

Hallsfield sits on the northern edge of Cricklade, in a well-established residential area with particularly good access to the countryside.

North Meadow and the Thames Path are both easily reached for walks, while Cricklade's High Street is close by with its mix of shops, cafés, pubs and everyday amenities. The town also offers straightforward road links towards Cirencester, Swindon and the wider area, with mainline rail services available from Swindon.

Viewing

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

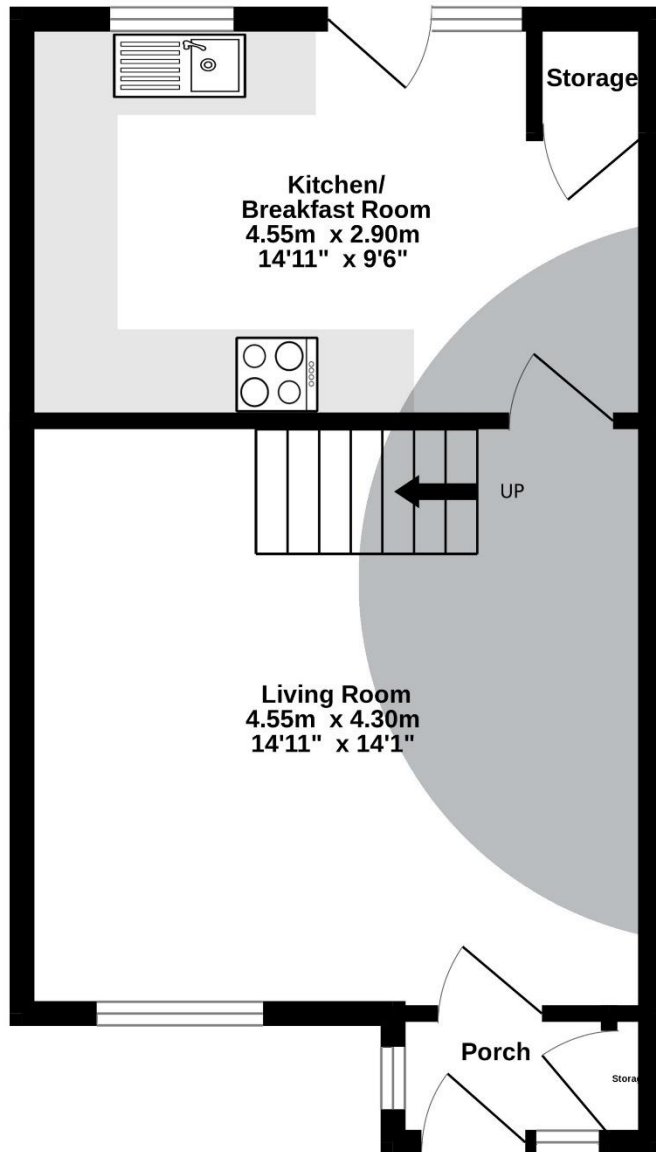
Fees

There are a range of fees that may be payable. Please check the full online listing, our website, in our office, or ask a member of the team if you require more information.

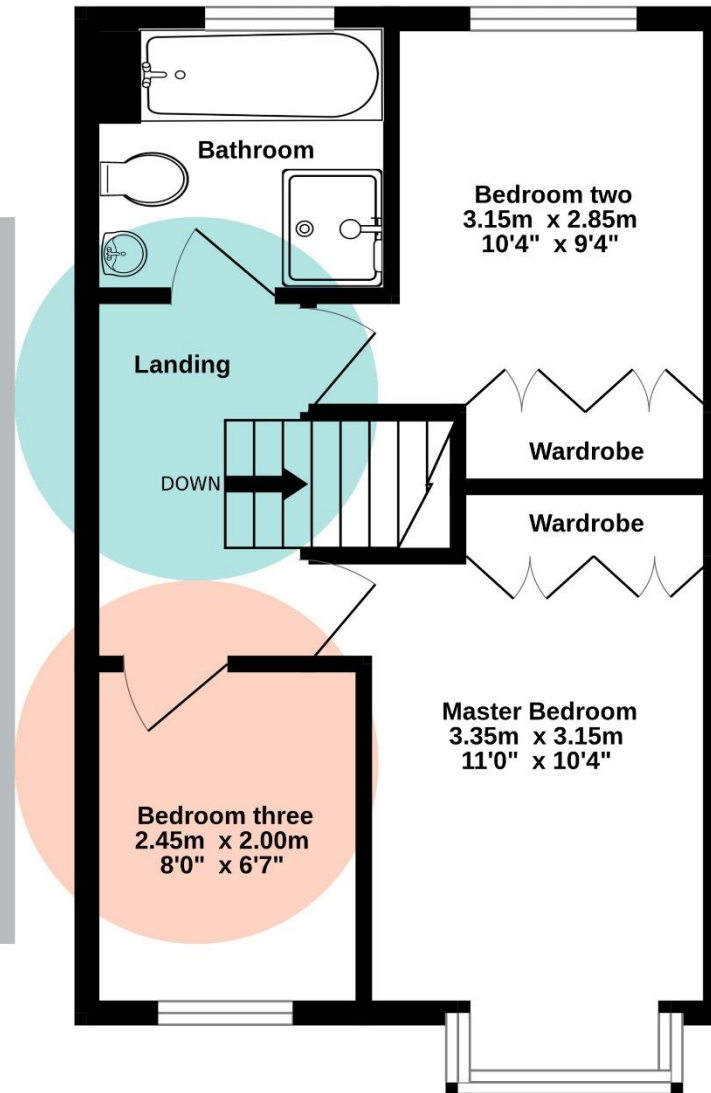
Agents Note

We wish to inform prospective tenants that we have prepared these 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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