







75 Cherry Tree Road,  
Cricklade, Wiltshire.

### Directions

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

### Summary

Situated on a desirable corner plot and with plenty of potential for improvement or development, subject to the necessary permissions, is this substantial four bedroom, semi detached home. The accommodation includes two reception rooms, kitchen, large utility, two bathrooms, and a downstairs shower room. There is plenty of parking, a double garage, and it is offered for sale with no onward chain.

### Step inside

The welcoming hall has stairs that lead to the first floor. To the right is the large living room with feature fireplace which in turn leads to the dining room with patio doors out to the garden. The kitchen is fitted with a range of storage and appliance space. An inner hall leads to a large utility room which provides further storage and appliance space, and a downstairs shower room with wc, wash hand basin and shower cubicle. The first floor landing provides access to all of the rooms which include four good size bedrooms and two bathrooms. One of the bathrooms is fitted with a bath, wc, and wash hand basin, whilst the other includes the same as well as a separate shower cubicle.

### Step outside

The property sits on a very generous corner plot which provides plenty of potential, subject to the necessary permissions. The front is enclosed by fencing with metal gates leading to the driveway which provides parking for several vehicles as well as access to the double garage. This has two

up and over doors to the front, a pedestrian door to the rear, light and power. The rear garden is also enclosed by fencing and has a separate gated access to a small driveway. There is a solid built storage shed, patio adjoining the property and plenty of garden with potential.

### Area insight

The property is located in this established residential development which has had the benefit of some regeneration over the last 5 years. There is a local convenience shop, excellent access to the schools, as well as easy access to the many amenities of this popular town.

### 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.

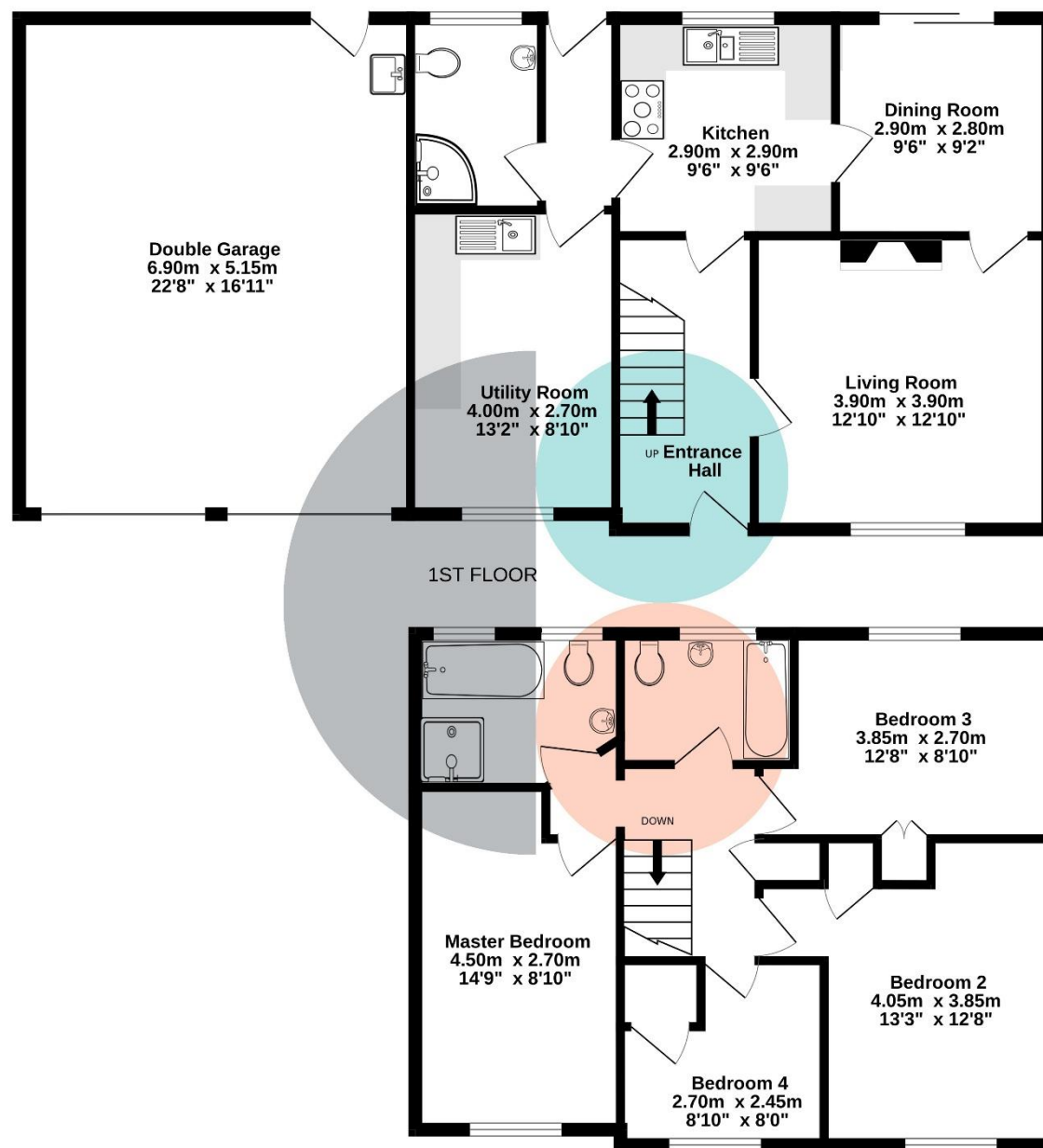
### Agents Note

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.



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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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