



**Pauls Croft, Cricklade – SN6 6AH**  
Wiltshire

In Excess of **£300,000**  
**mcfarlane**  
property.com

## Pauls Croft

### Cricklade

A well proportioned and positioned Two Double Bedroom detached bungalow in the The former market town of Cricklade Wiltshire.

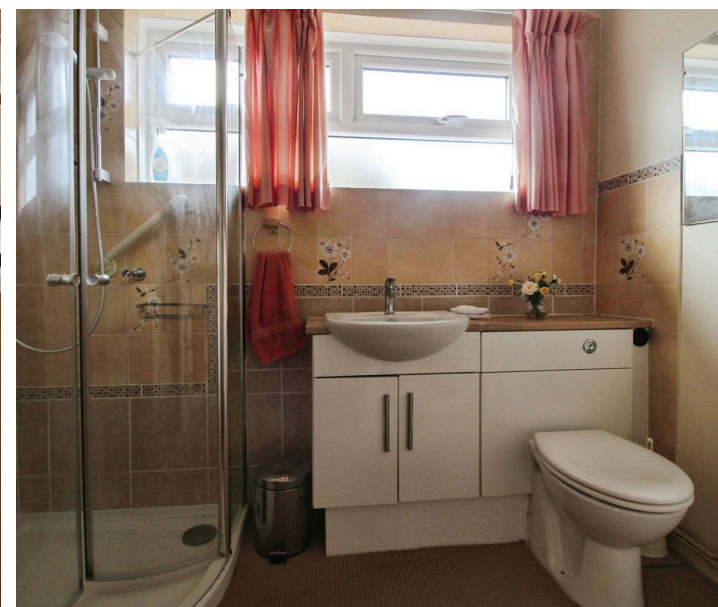
This well situated home is ideally placed for Cricklades bustling High Street and plethora of amenities. There are excellent transport links to the neighbouring large of towns (Cirencester and Swindon) both accessed by the neighbouring A419.

A brief summary comprises: Entrance Porch, Inner Hallway, Kitchen Breakfast Room, Living Room, TWO Bedrooms and Shower Room.

Gardens Front and Rear PLUS Extensive Driveway.

Needs updating and NO CHAIN.

01793 751 044



## Pauls Croft

### Cricklade

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).

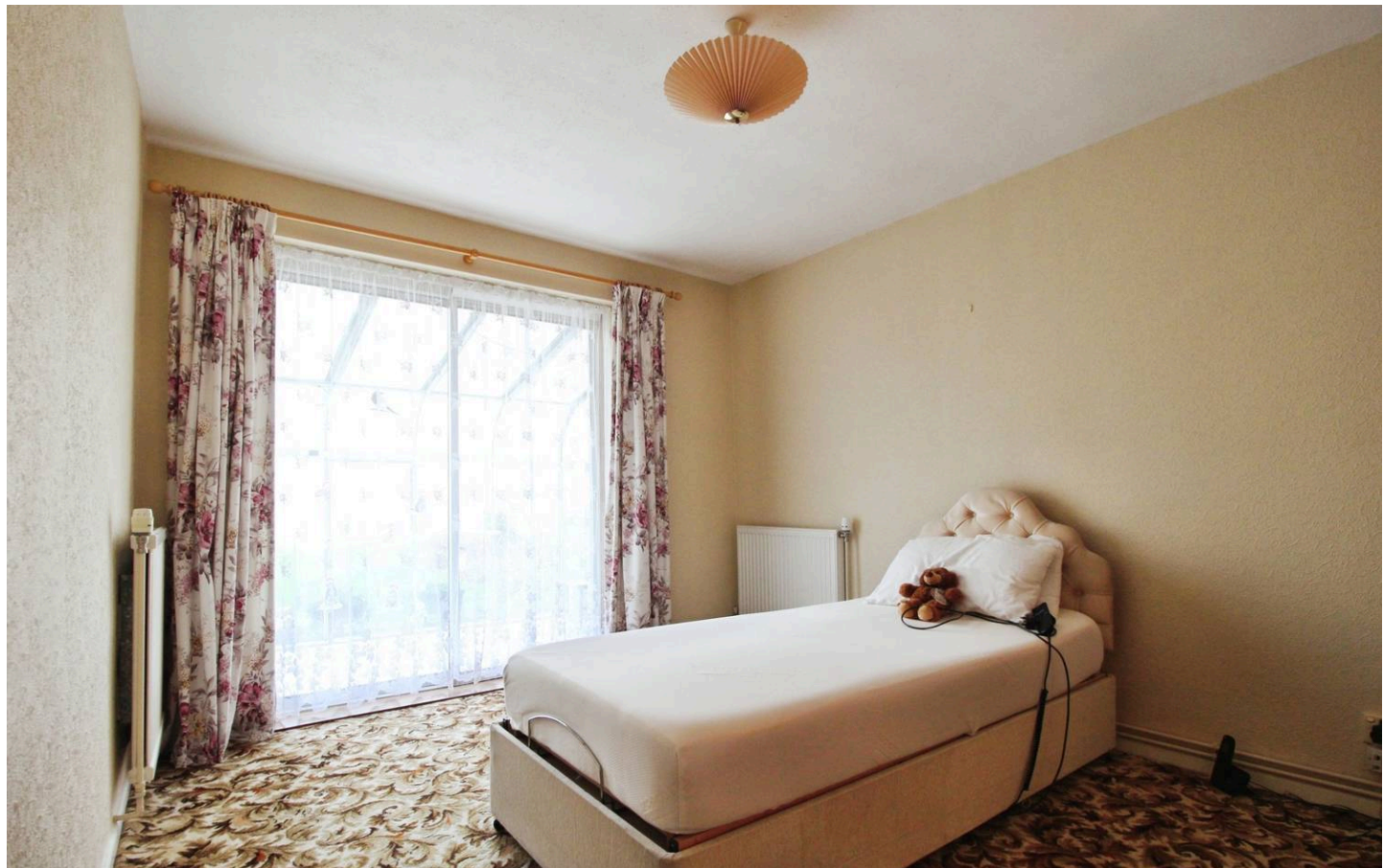
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

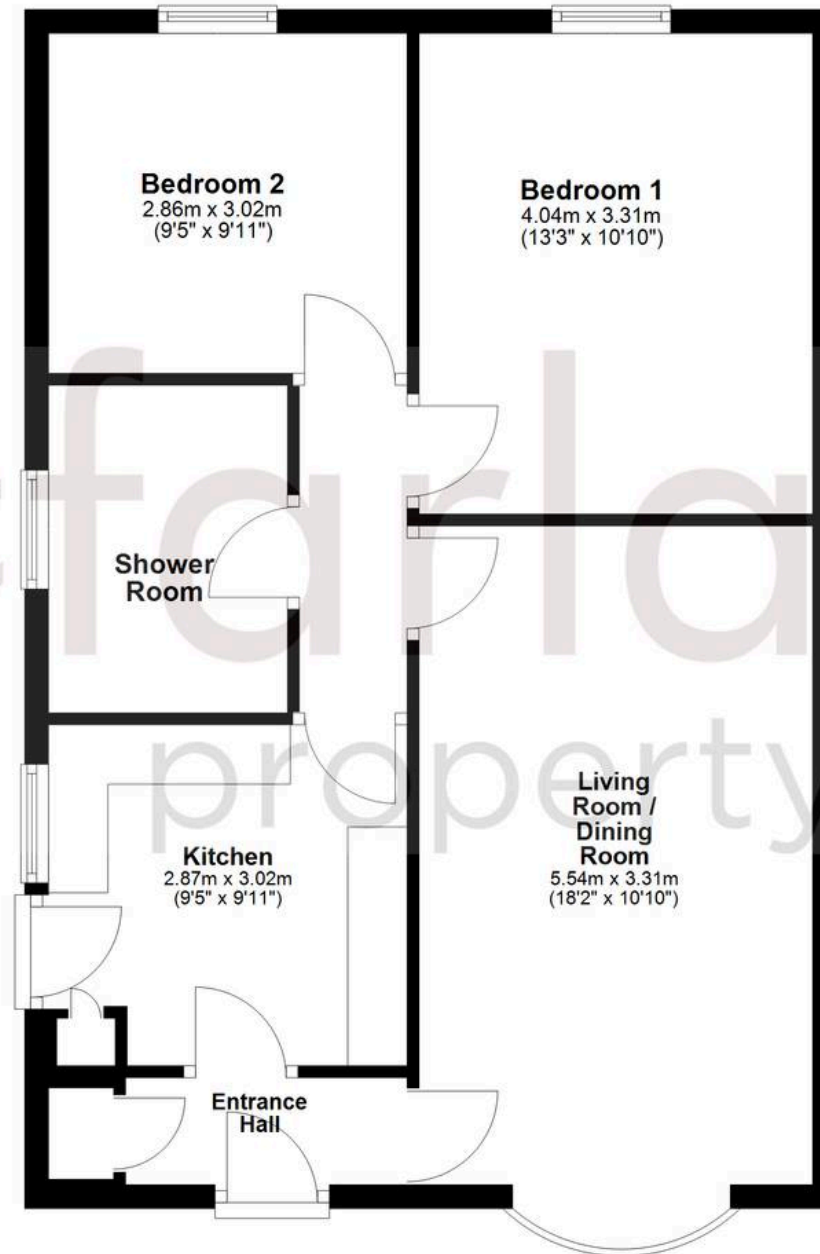
EPC Environmental Impact Rating:

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## Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



Total area: approx. 62.5 sq. metres (673.0 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.