



**3 Cliffords, Cricklade, Wiltshire, SN6 6BU**  
**Asking Price £350,000**

**Cain & Fuller**

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)

**Cain & Fuller**

A superb opportunity to acquire an extended and well presented four bedroom family home located in a convenient position within the highly sought after town of Cricklade with excellent access to a full range of amenities and facilities for the family. In recent years the present vendors have both extended and improved this flexible family home to provide a light and appealing living space ideal for the growing family. Externally there is a large driveway to the front with off road parking, access to the entrance door. The rear garden is a great aspect of the property, of a generous size it offers enclosed safe and secure space for small animals or young children being fully enclosed with gated side access. We urge early viewing of this superb four bedroom family home through Cain & Fuller estate agents.

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## **Cricklade**

Cricklade's Latin motto In Loco Delicioso means "in a pleasant place" In 2008 the town was awarded Best Small Town in UK in the Royal Horticultural Society's Britain in Bloom Finals and in 2011 the Champion of Champions award in the Britain in Bloom competition. It hosts several sporting events and the annual Cricklade Show. The large Jubilee Clock was erected in 1898 in honour of Queen Victoria's Diamond Jubilee in the preceding year. It stands outside the Vale Hotel in High Street, where the Town Cross once stood. Cricklade is a popular town with a good range of local amenities and facilities including a selection of schools sporting clubs and associations. The town is well situated for the business commuter giving immediate access onto the A419 which flows to both M4 and M5 motorways accessing all business centres in the Southwest including the M4 to London.

## **Description**

In the recent past the present vendor has extended this family home it now benefits from a selection of open and light living space including large main lounge to the front aspect with a useful family room/home office to side ideal for the home worker. To the rear there is a large kitchen/diner/family room which opens onto a secluded garden with an extensive selection of storage and selection of appliances. To the side there is a useful Utility room and cloakroom ideal for the growing family. The first floor benefits from four family bedrooms and modern family bathroom, the master bedroom has the added feature of an en suite bathroom with separate bath and shower cubicle. The house is warmed by a gas fired central heating system which is complemented by Upvc double glazed windows and doors. The house is presented in excellent condition throughout with recent redecoration to many areas.

## **Outside**

To the front of the house there is a large driveway with off road parking, path to house entrance door. The rear garden is a great aspect of the property, it is of a generous size with extensive patio area to the rear of the house leading

to low maintenance lawn, the garden offers enclosed safe and secure space for small animals or young children being fully secure with gated side access. There is also a useful store room ideal for bicycles.

## **Viewing**

Through the vendors sole agent Cain & Fuller in Cirencester

## **Tenure**

Freehold

## **Council Tax**

Band C

## **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





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