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Cricklade Road, Swindon, SN2 7AQ

Offers Over £280,000

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## Charming Three-Bedroom Family Home with Fantastic Potential – Cricklade Road, Swindon

A wonderful opportunity to purchase this spacious three-bedroom, three-reception family home in a sought-after Swindon location. Bursting with potential, this property is perfect for those looking to put their personal stamp on a home and modernize to suit contemporary living.

### Key Features:

Three well-proportioned bedrooms

Three versatile reception rooms – perfect for dining, relaxing, or working from home

Kitchen with adjoining utility room

Dedicated office/playroom for family or home working needs

Family bathroom

Generous east-facing garden, ideal for outdoor entertaining and family activities

Off-road parking for convenience

Offered with no onward chain

New boiler recently installed with 5 year guarantee

### 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

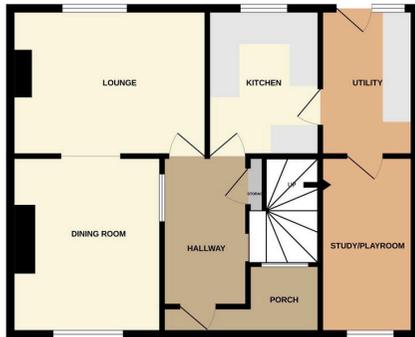
Bedroom Three: 3.21m x 1.81m

Bathroom: 1.35m x 2.26m

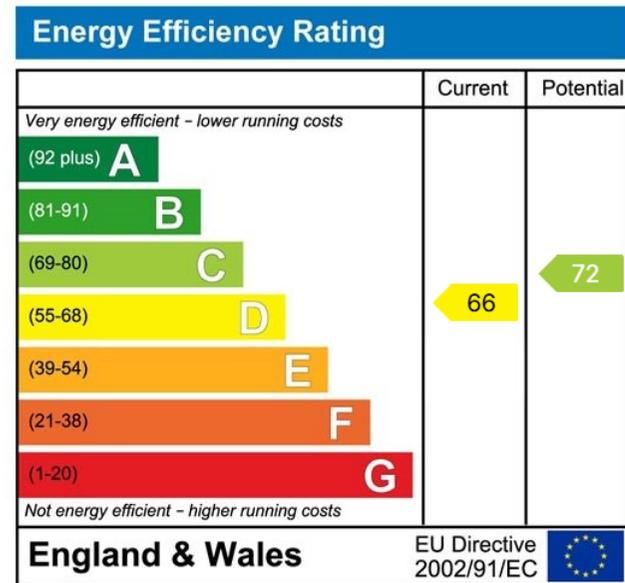
### Why You'll Love It:

Perfectly positioned in a popular area, this home offers the ideal balance of size, potential, and practicality. Whether you're a growing





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



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