



Pauls Croft – SN6 6AL
Cricklade

In Excess of **£375,000**
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property.com

Pauls Croft

Cricklade, Wiltshire

- Altered and Improved Detached Family Home
- Sought After Cul-De-Sac Setting
- Three Bedrooms
- Master Bedroom with En-Suite
- Driveway Parking for Multiple Cars.
- Enclosed Rear Gardens
- Motivated Clients

Detached family home in sought-after Cricklade Cul-De-Sac. 3 beds, 2 baths, extended layout, enclosed garden, shed, garage. Ideal for town amenities.



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Cricklade, Wiltshire

Ideally positioned for Cricklade High Street and the Town's varied amenities. Cricklade is ideally situated between the larger neighbouring Towns of Cirencester and Swindon (via A419) respectively. The North (Water) Meadow (off the bottom of the High Street) is a renowned SSSI and NNR with the snake head fritillaries that bloom annually.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

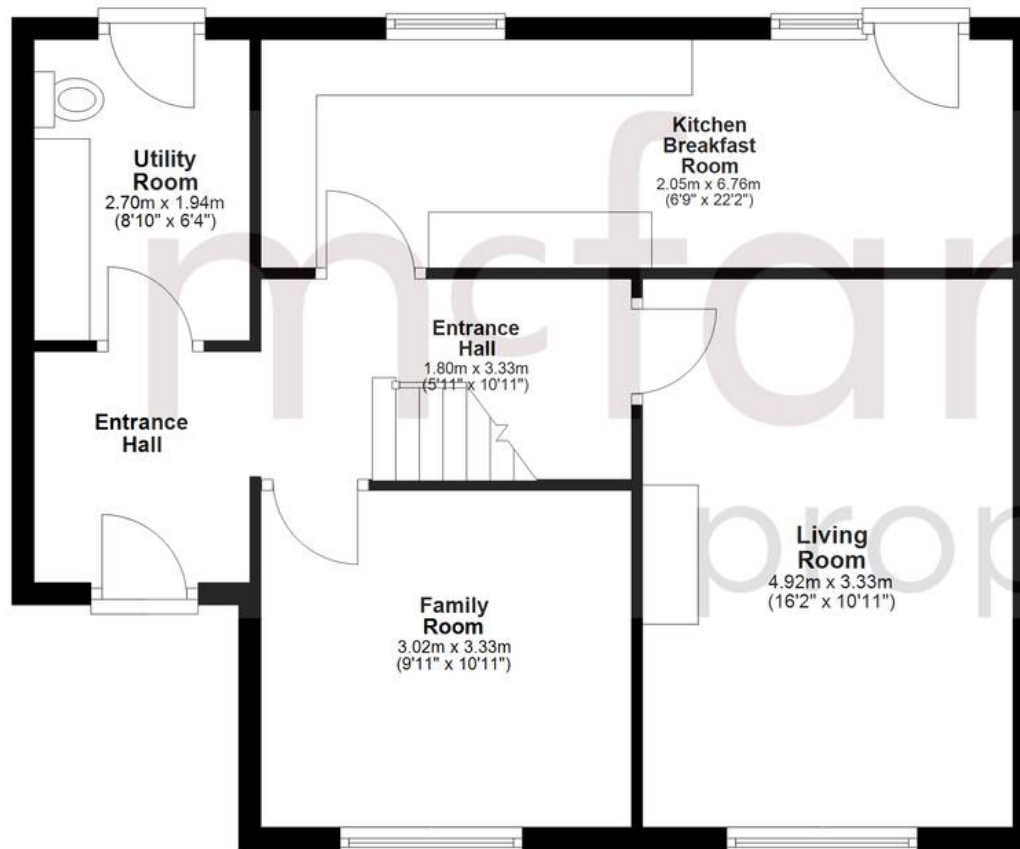
EPC Environmental Impact Rating: D

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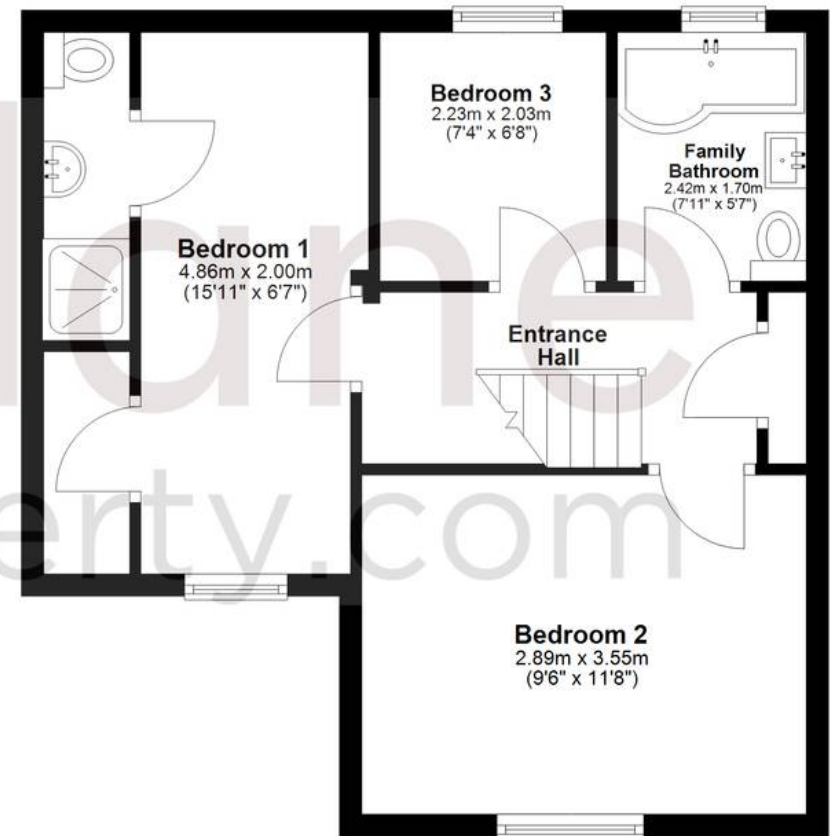
Ground Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.2 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.