



**Saxon Close, Cricklade – SN6 6LZ**  
Swindon

Guide Price **£285,000**

**mcfarlane**  
property.com

## Saxon Close

Cricklade, Swindon

- THREE Bedrooms
- 5 Minute (Approx.) Walk to the High Street
- Light and Airy Throughout
- Modernised Kitchen & Bathroom
- Ideal for First Time Buyers

This light and airy THREE bedroom property in the heart of Cricklade, ideally located for the bustling High Street and amenities (5 min walk approx.).

This delightful house is an ideal as a First Time Purchase.



## Saxon Close

Cricklade, Swindon

Has ease of access to the A419 makes for brisk travel to the larger neighbouring towns of Cirencester (9 miles Northwest) and Swindon (10 miles Southeast).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

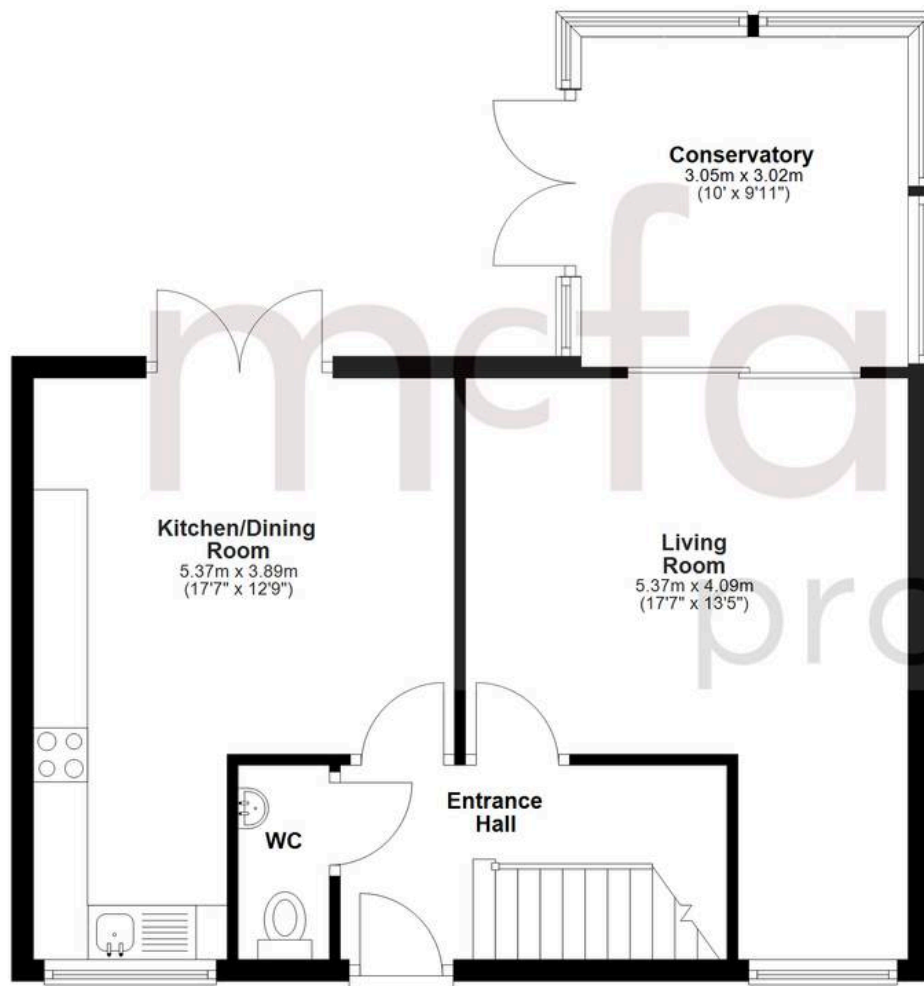


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

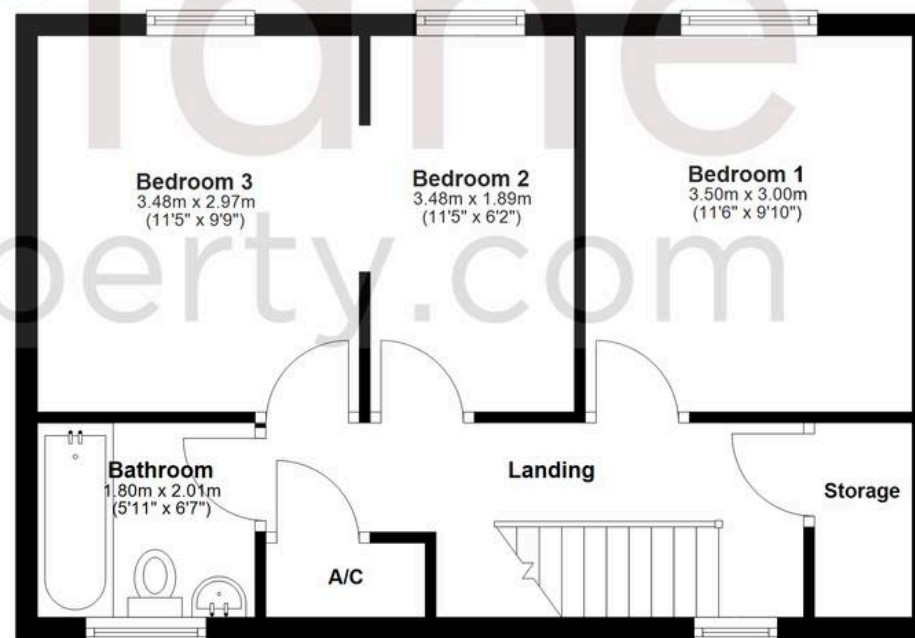
## Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)  
(excluding Entrance Hall)



## First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 89.1 sq. metres (959.6 sq. feet)