



Horse Fair Lane, Cricklade – SN6 6BN
Wiltshire

In Excess of **£350,000**

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property.com

Horse Fair Lane

Cricklade, Wiltshire

- THREE Generous Bedrooms
- Expansive Ground Floor with Two Receptions and Kitchen
- 1200 + Sq Ft of Internal Accommodation (approx)
- Bright + Airy Accommodation
- Gardens and PARKING (x2)
- Master Bedroom with En-suite
- Ease of Access to the Adjoining High Street

A rare opportunity to purchase a THREE BEDROOM Semi detached home presented over THREE FLOORS with over 1200 Sq Ft (approx) of accommodation.

Ideally positioned close to the High Street and the variety of amenities and transport links Cricklade has on offer.

This expansive home is available with NO CHAIN and Vacant Possession.



Horse Fair Lane

Cricklade, Wiltshire

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

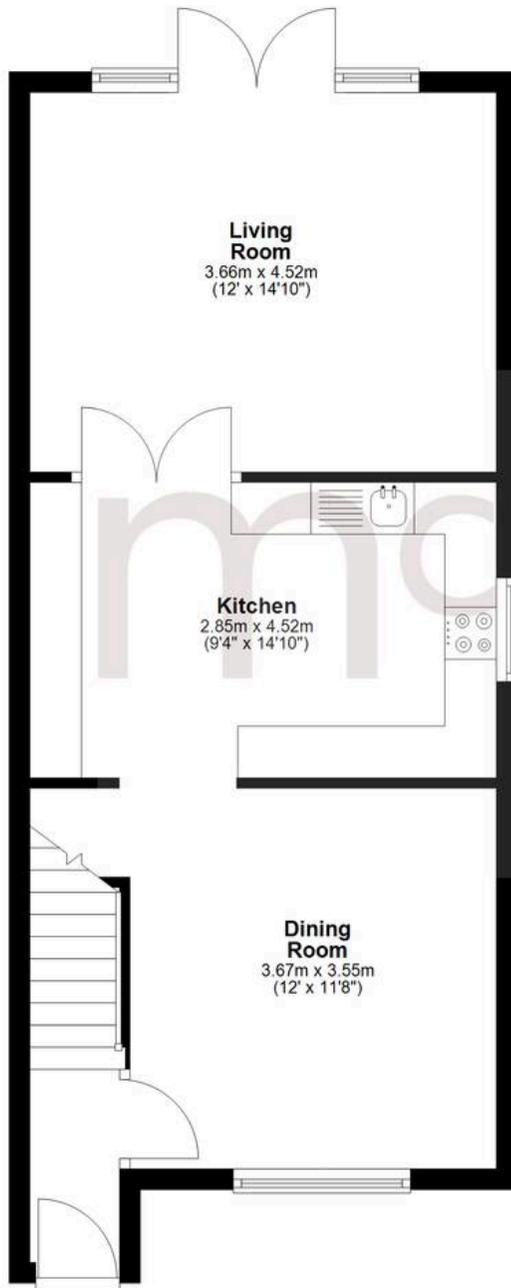
EPC Environmental Impact Rating: C



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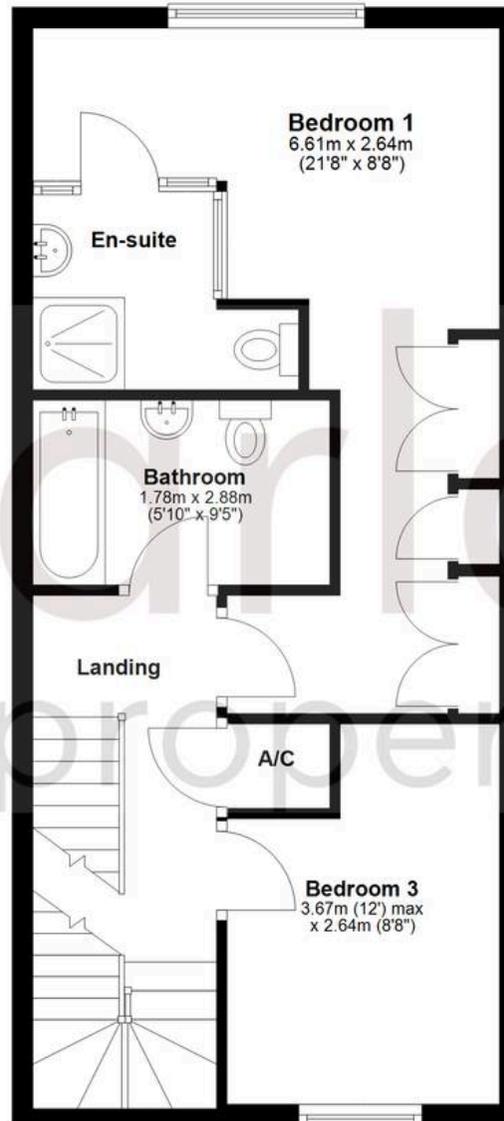
Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



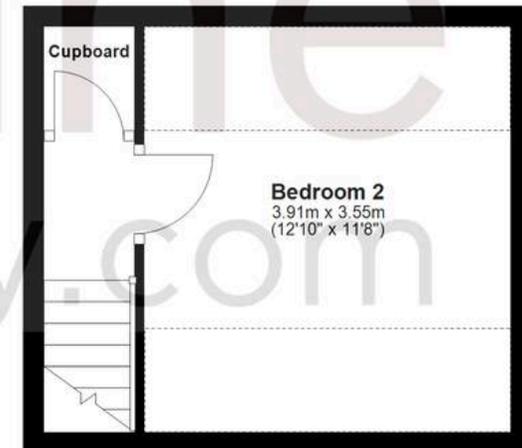
First Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



Second Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



Total area: approx. 112.3 sq. metres (1208.7 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 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.