



3 Bedrooms Semi-Detached House

Bath Road, Cricklade, Wiltshire, SN6 6EY

Offers in Excess Of £300,000

mcfarlane
property.com

Semi-Detached Home Cricklade Wiltshire SN6

- Bay Fronted Semi Detached Home
- IN NEED OF MODERNISATION
- Three Bedrooms

A Three Bedroom Bay Fronted Semi Detached Home positioned close to the High Street in Cricklade. This property needs a full and comprehensive schedule of modernisation. We also feel there is an opportunity to extend and enlarge (subject to planning consent and the necessary permissions). The brief summary of accommodation comprises: Entrance Hallway, Living Room, Kitchen / Dining Room, Utility, Integral Garage, Three Bedrooms and Family Bathroom. Driveway and Front Gardens, Mature Rear Gardens. Sole Agents McFarlane call Tim Stanley 01793 75 10 44.



Property description

STORM PORCH

Quarry tiled style flooring access to front door and the following.

ENTRANCE HALLWAY

Access to the stairwell with under stairs storage cupboard. Doors to the following:

LIVING ROOM

Walk in bay window to the front elevation, wall mounted radiator and feature fire and surround.



KITCHEN / DINING ROOM

uPVC double glazed window and door to the rear elevation. Range of roll top work-surfacing, inset stainless steel sink with drainer and tiled splashbacks. uPVC double glazed window and door to the rear elevation. Wall mounted radiator.

REAR LOBBY

uPVC double glazed door to the rear elevation. White good storage plus space for automatic washing machine. Wall mounted Vaillant gas fired boiler. Internal door to the Garage.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation. Access to the Loft Space.

MASTER BEDROOM

Walk in uPVC double glazed bay window to the front elevation. Wall mounted radiator.

BEDROOM TWO

uPVC double glazed window to the rear elevation, wall mounted radiator.

BEDROOM THREE

uPVC double glazed window to the rear elevation, wall mounted radiator.

FAMILY BATHROOM

uPVC double glazed window to the front elevation. Bath, low level flush W.C. pedestal wash hand basin. Built in airing cupboard.

REAR GARDEN

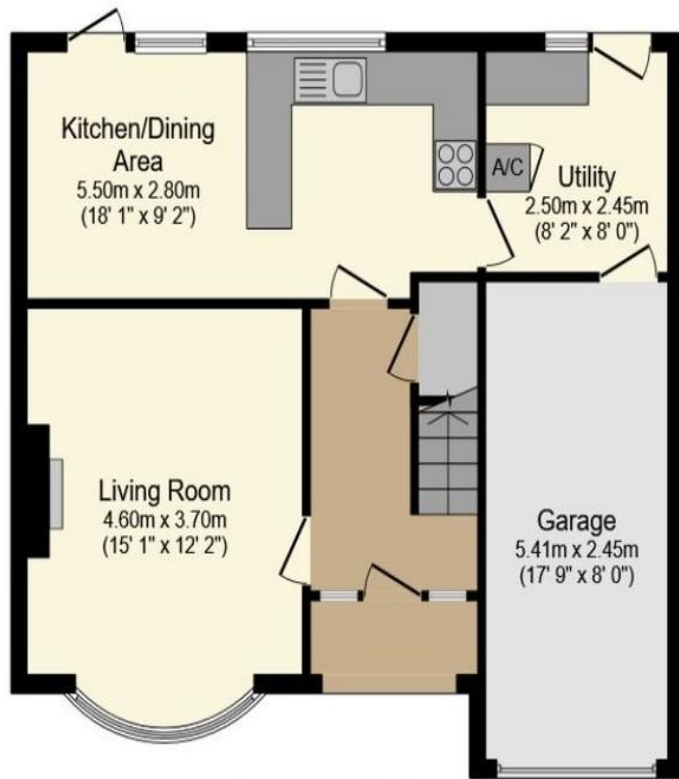
Mature generous plot with tapered plot, the rear boasts a patio area adjacent to the rear of the property. The rest is mostly laid to lawn with a timber shed at the bottom of the boundary.

SINGLE INTEGRAL GARAGE

Single garage with up and over door with power and lighting.

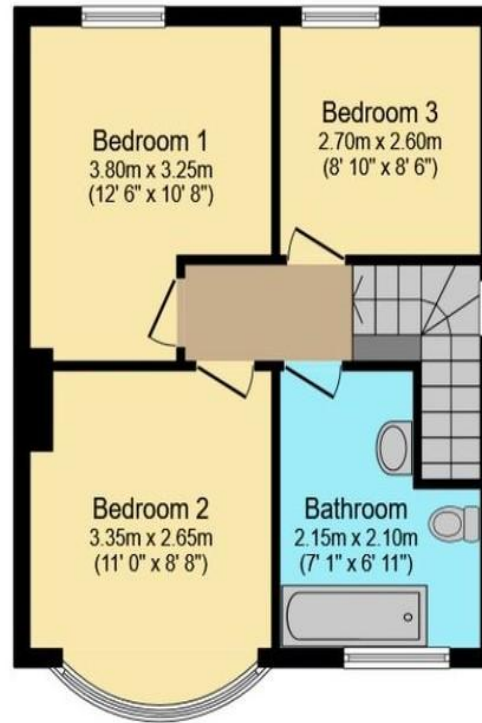
AGENTS NOTE

This property needs a comprehensive schedule of modernisation and updating. We also feel the property would benefit from a double storey extension to the side of the property (this would be subject to planning permission).



Ground Floor

Floor area 64.1 sq.m. (690 sq.ft.) approx



First Floor

Floor area 43.9 sq.m. (473 sq.ft.) approx

Total floor area 108.0 sq.m. (1,163 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We 
where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

Because every home needs a personal touch.

Tim Stanley

Sales Manager, Cricklade



☎ 01793 751044

✉ tim@mcfarlaneproperty.com

mcfarlaneproperty.com

mcfarlane
property.com

Swindon.
28-30 Wood Street
Swindon SN1 4AB
☎ 01793 611841

Cricklade.
102 High Street
Cricklade SN6 6AA
☎ 01793 751044

Marlborough.
106 High Street
Marlborough SN8 1LT
☎ 01672 514380

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