



**145 Cricklade Road, Swindon**  
Swindon

**£220,000**





## 145 Cricklade Road

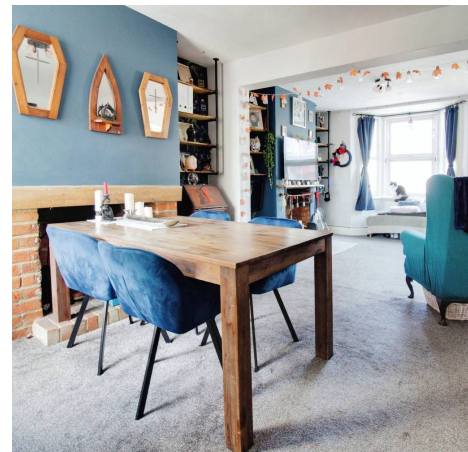
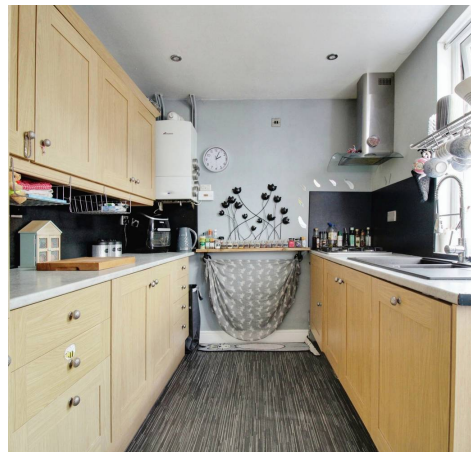
Gorse Hill, Swindon

A well presented end terraced property with accommodation comprising two reception rooms, kitchen, two double bedrooms, bathroom and a loft space used as an office. Planning permission has been granted for additional accommodation.

Council Tax band: A

Tenure: Freehold

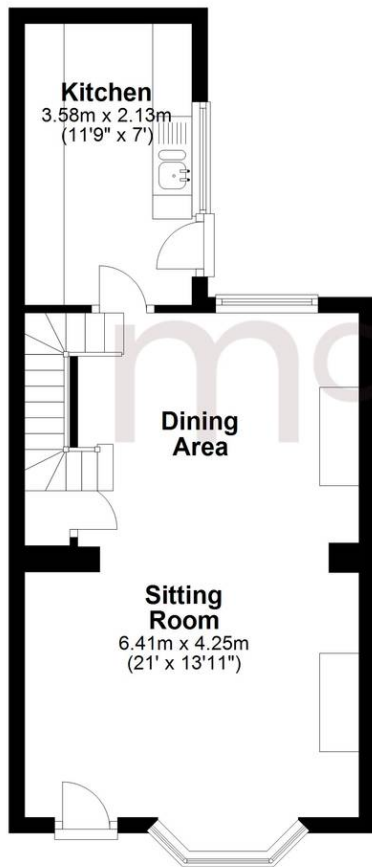
- End Terrace
- Two Reception Rooms
- Two Bedrooms
- Office
- Well Presented
- Planning Permission Granted





## Ground Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



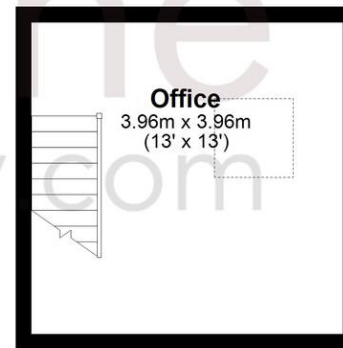
## First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



## Second Floor

Approx. 15.7 sq. metres (168.6 sq. feet)



Total area: approx. 84.9 sq. metres (914.2 sq. feet)

# 145 Cricklade Road

A well presented end terrace property offered to market in good order throughout, this is an ideal first time buy or investment purchase. To the ground floor there is an open plan sitting/ dining room both benefitting from open, working fireplaces. Also to the ground floor there is a modern fitted kitchen providing access to the rear garden. To the first floor there are two double bedrooms, the first of which has been adapted to provide access to the useful loft room which is currently being utilised as a third bedroom and home office.

To the rear of the property there is a low maintenance, hard standing garden and a brick built shed which is currently used as a games room and bar.

The property has the added benefit of planning permission for an additional ground floor bathroom, utility room, third bedroom and an en-suite providing the opportunity for this to be a fantastic and versatile family home.

