



**Portwell, Cricklade - SN6 6SA**

Wiltshire

Guide Price **£245,000**

**mcfarlane**  
property.com

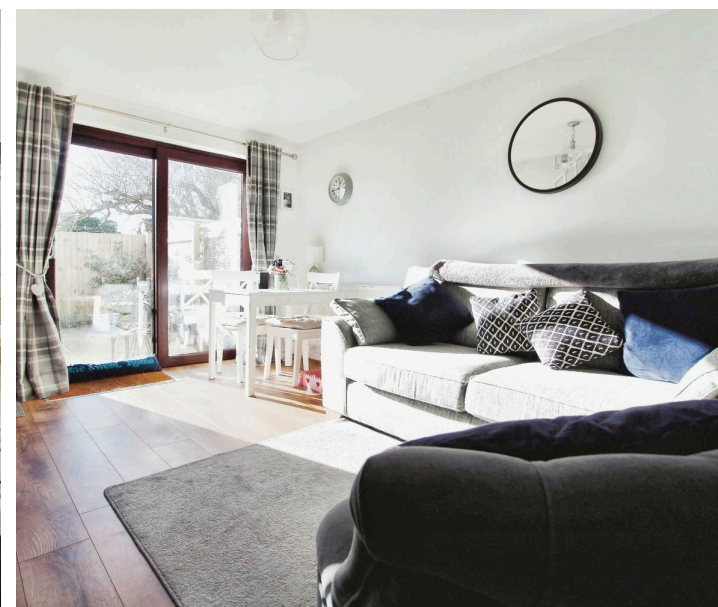
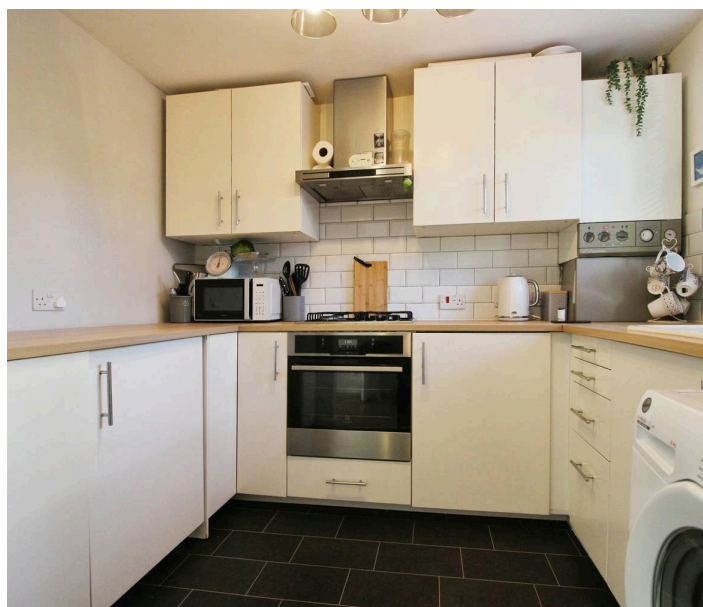


# Portwell

Cricklade, Wiltshire

- Updated Two Bedroom House
- Close to High Street & Amenities
- NEW uPVC Double Glazing
- Ideal First Purchase or Investment Home
- Low Maintenance Gardens
- Allocated Parking
- Modern Fitted Kitchen
- Living Room / Dining Room

Delightful 2-bed end of terrace in Cricklade, near High Street. Ideal first-time buy or rental (5.5% yield). Includes hallway, kitchen, living/dining, bath, and garden with rear access. Allocated parking. Contact McFarlane on 01793 751 044.





# Portwell

Cricklade, Wiltshire

Cricklade is known as the First Town on the Thames, plus located on the doorstep of the Cotswold Water Park. The neighboring A419 gives direct access to the larger market towns of Cirencester and Swindon respectively. The North (Water) Meadow is positioned through the bottom of the High Street and boasts the renowned snake headed fritillaries that bloom annually. This site is not both a NNR (national nature reserve) and SSSI (Site of Special Scientific Interest).

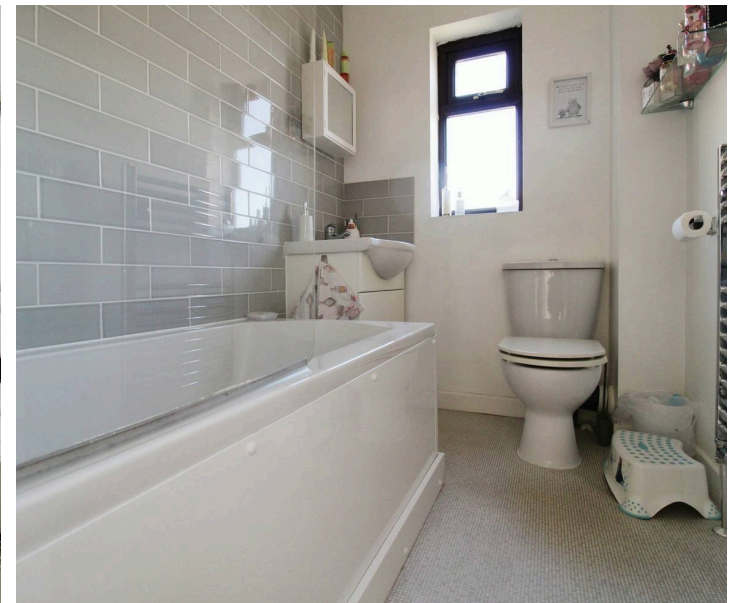
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

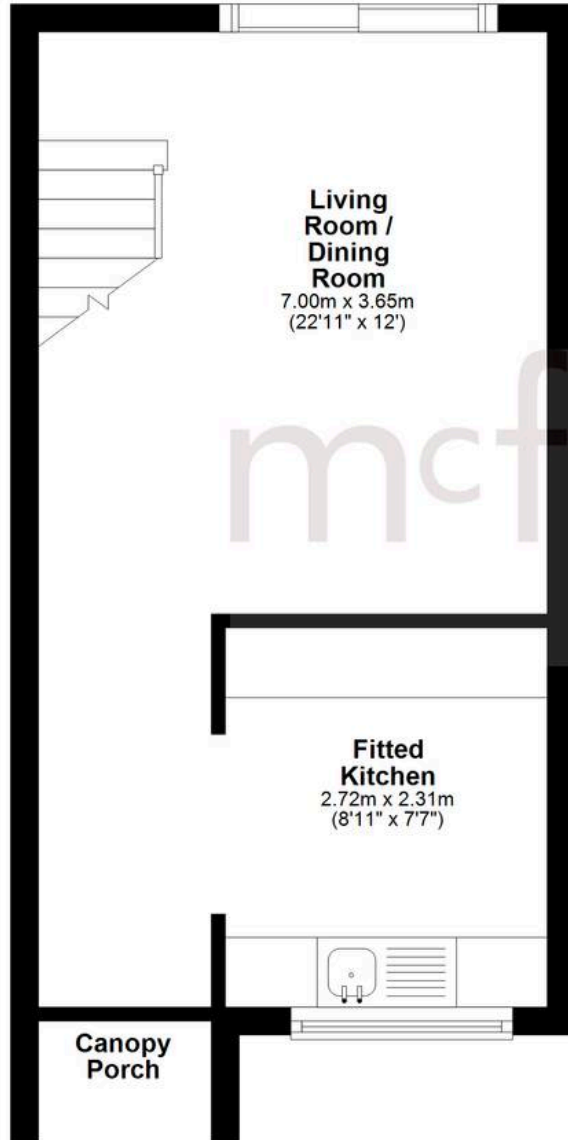
EPC Environmental Impact Rating: D

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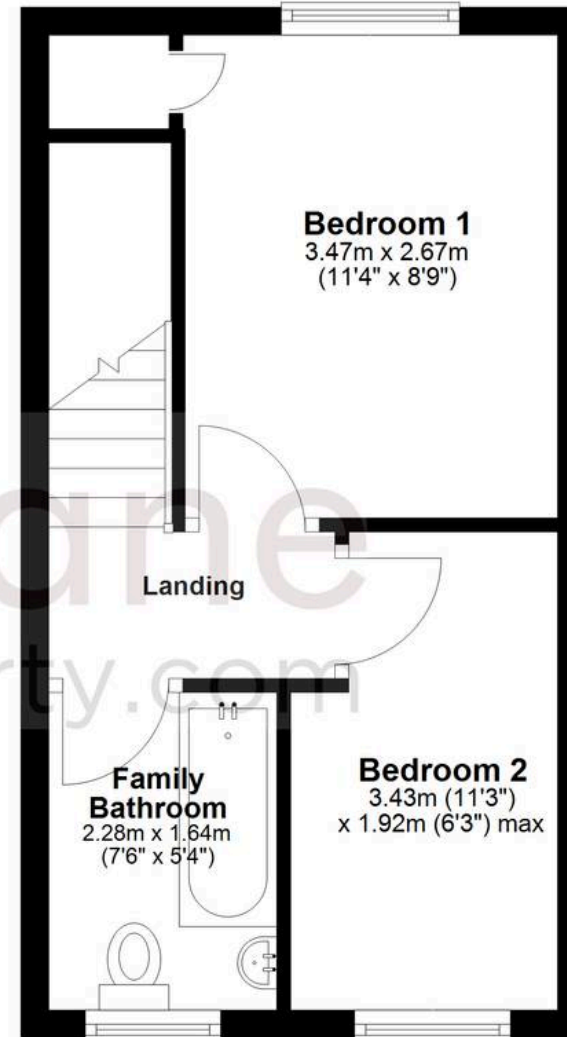
## Ground Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.0 sq. feet)



Total area: approx. 52.1 sq. metres (560.4 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.