



**High Street – SN6 6AE**

Cricklade

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Guide Price **£195,000**

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## Close to Amenities

High Street, Cricklade

Cricklade is a picturesque former market town positioned in between Cirencester and Swindon. Cricklade boasts a thriving community and bustling High Street. The North Water Meadow is also positioned not far from the High Street and is also a registered SSSI and NNR with its infamous snake headed fritillaries that bloom annually. Cricklade has a C of E primary School as well as a private school that caters from toddlers upwards. Transport links are plentiful with the A419 and M4 / M5 within ease of access. Mainline Train services are available from Swindon and Kemble respectively.



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- Prominent High Street Position
- Two Bedroom Maisonette
- Accommodation over Two Floors
- Well Appointed Accommodation
- Kitchen Breakfast Room + Living Room
- Grade II Listed Property
- Ideal Investment Opportunity or First Time Purchase



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# High Street

Cricklade

Updated 2 bed maisonette in desirable High Street location in Cricklade. Ideal investment or first purchase with spacious living over 2 floors. Contact McFarlane Sales + Lettings 01793 751 044.

Council Tax band: A

Tenure: Freehold



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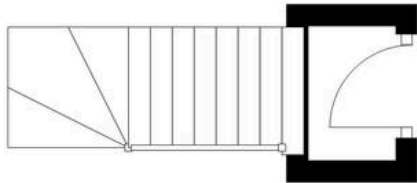
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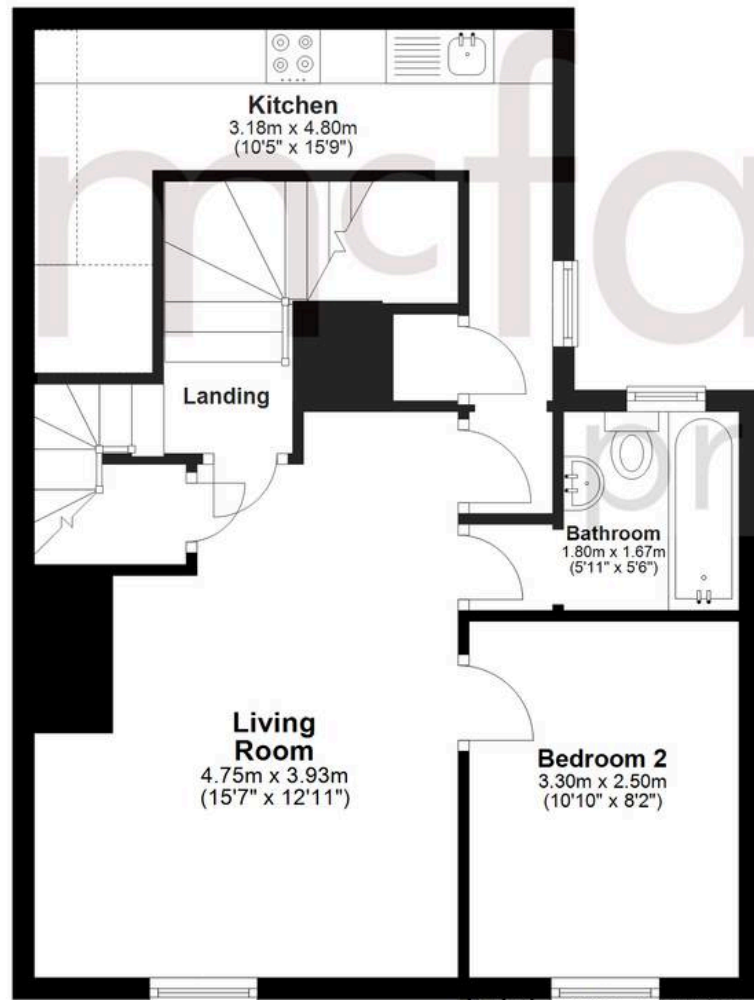
## Ground Floor

Approx. 1.0 sq. metres (10.9 sq. feet)



## First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



### Kitchen

3.18m x 4.80m  
(10'5" x 15'9")

### Landing

### Living Room

4.75m x 3.93m  
(15'7" x 12'11")

### Bedroom 2

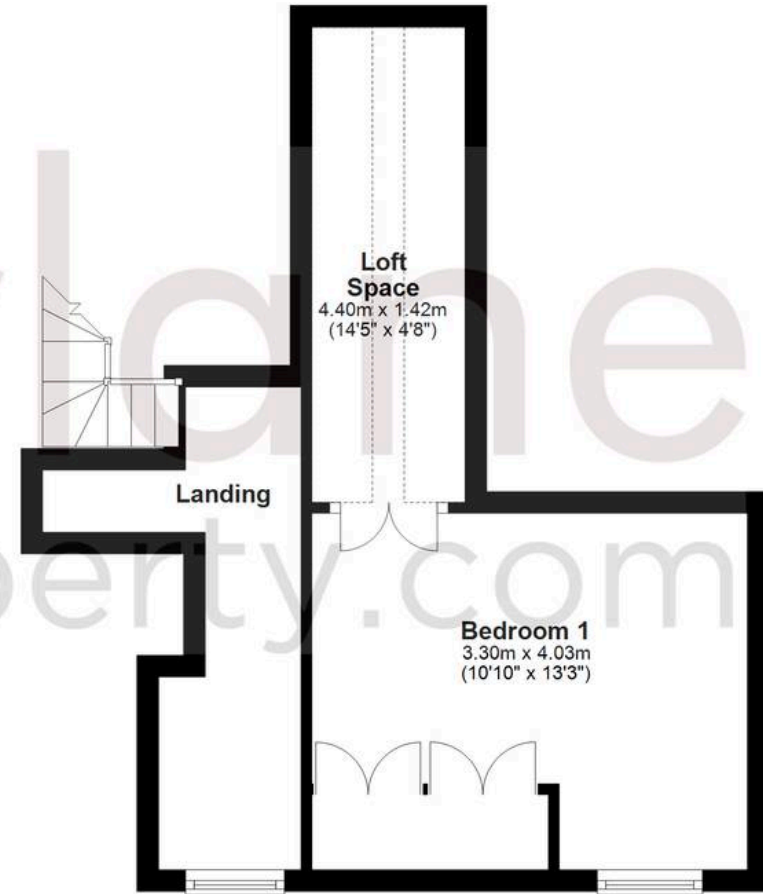
3.30m x 2.50m  
(10'10" x 8'2")

### Bathroom

1.80m x 1.67m  
(5'11" x 5'6")

## Second Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



### Loft Space

4.40m x 1.42m  
(14'5" x 4'8")

### Landing

### Bedroom 1

3.30m x 4.03m  
(10'10" x 13'3")

Total area: approx. 78.9 sq. metres (849.1 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.