



**The Cricklade, London Road**  
Tetbury

**£395,000**



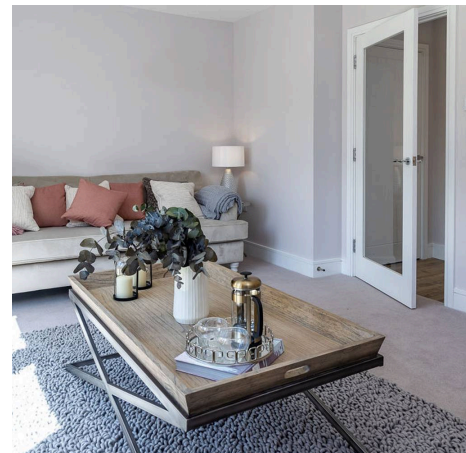
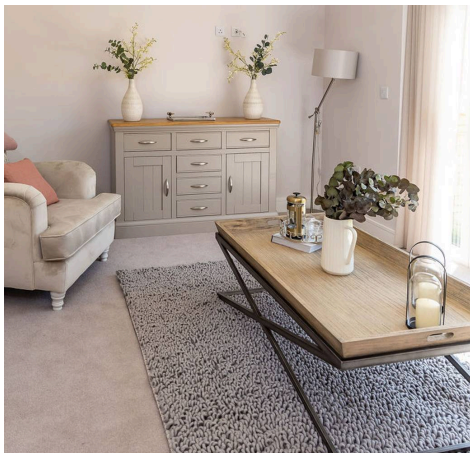


## The Cricklade, London Road

### Tetbury

Presenting this IMPRESSIVE and INNOVATIVE THREE BEDROOM MID-TERRACED HOUSE, offering a remarkable ZERO CARBON ENERGY SAVING HOME in a sought-after residential development. This EXECUTIVE property is thoughtfully designed for modern living, with premium NEFF APPLIANCES, perfect for culinary enthusiasts. The ground floor benefits from luxurious UNDERFLOOR HEATING, ensuring comfort throughout the seasons. The spacious living area boasts wide aspect FRENCH DOORS, creating a seamless connection to the outdoors. Bedroom 1 is complete with BUILT-IN WARDROBE and a stylish EN-SUITE, while the additional two bedrooms are served by a FAMILY BATHROOM and a convenient CLOAKROOM. This home is equipped for the future with an ELECTRIC VEHICLE CHARGING POINT, SOLAR PV, and AIR SOURCE HEAT PUMPS, contributing to an outstanding predicted A RATED 97 ENERGY ASSESSMENT SCORE. For those looking to move seamlessly, a HELP TO SELL SERVICE is available, making your transition as smooth as possible.

The property enjoys a PRIVATE REAR GARDEN, is easily accessed via the wide aspect FRENCH DOORS. Two ALLOCATED PARKING SPACES provide convenience and peace of mind, with the added benefit of an ELECTRIC VEHICLE CHARGING POINT for eco-friendly transport.





**Entrance****WC****Kitchen / Dining Room**

13' 0" x 17' 2" (3.97m x 5.24m)

**Laundry****Lounge**

16' 1" x 11' 4" (4.90m x 3.45m)

**Landing**

Access to airing cupboard

**Bedroom 1**

12' 4" x 9' 11" (3.77m x 3.01m)

**Ensuite****Bedroom 2**

9' 3" x 10' 3" (2.83m x 3.13m)

**Bedroom 3**

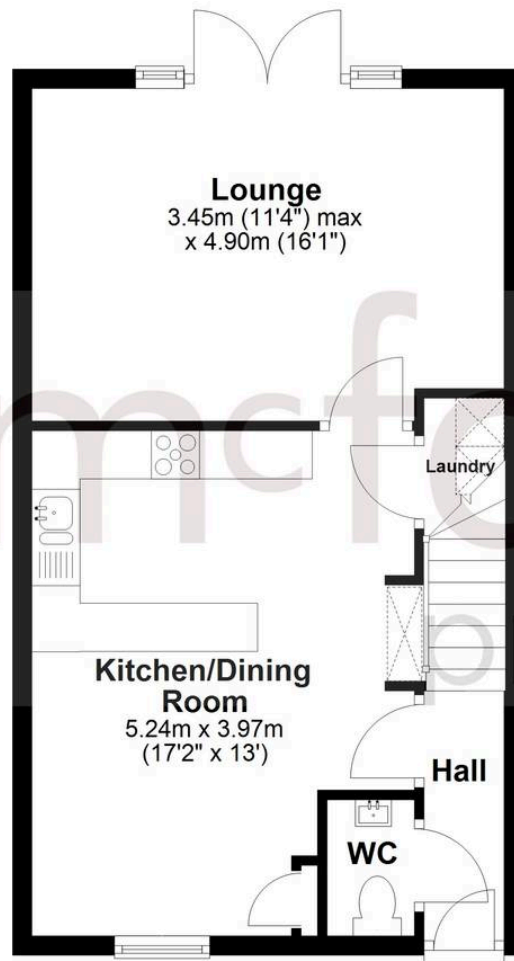
6' 6" x 9' 7" (1.98m x 2.91m)

**Bathroom**

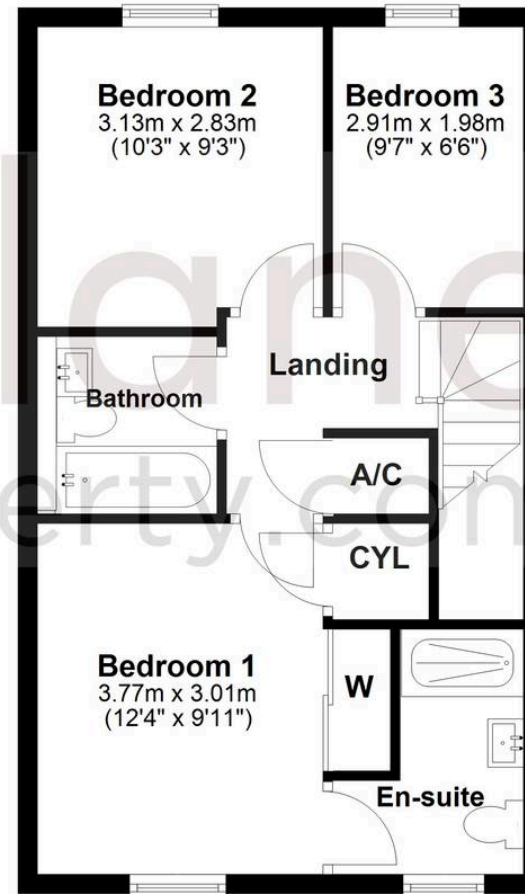
Please note that images shown may not be of the exact external finish, handing and specification of this plot. The on site Sales Consultant(s) will be delighted to confirm plot specific finishes and finer details with you. Please note the floorplans may be in the opposite hand. As the designs maximise light and space, there may also be differences in certain window locations and positions. The on site Sales Consultant(s) will be delighted to confirm plot specific plans and layouts with you.



## Ground Floor



## First Floor



## McFarlane Sales & Lettings

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