





22 North Wall, Cricklade, Wiltshire.

DIRECTIONS

Please use the postcode SN6 6DU or call the office at any time for detailed directions from your location.

SUMMARY

Substantial and well presented four bedroom detached home which is located in this desirable no through road location. It is surrounded by an area of protected green and remains convenient for both the surrounding countryside and the many facilities and amenities of this popular town. Offered for sale with no onward chain.

PROPERTY

The property is accessed via a spacious entrance hall with stairs rising to the first floor and storage space below and access to the downstairs cloakroom with wc and wash hand basin. The kitchen offers a range of cupboards and drawers with one and a half bowl sink, built in double oven, hob, and hood. There is a separate utility area with further storage and appliance space. The large triple aspect living room features a wood burner and has double doors which lead through to the garden. The property further benefits from gas central heating throughout and uPVC two toned leaded windows. To the first floor are four bedrooms and the family bathroom which is fitted with a suite comprising bath with shower over, wc and wash hand basin. All of the bedrooms benefit from built in wardrobes whilst the master bedroom also has an ensuite shower room fitted with a shower cubicle, wc and wash hand basin.

GARDENS

To the front of the property is a large garden which is mainly laid to lawn with a path leading to the front door, gated access to the rear and mature shrub borders. To the side of the property is a protected area of open green. The rear garden is enclosed by a mixture of fencing and wall with mature shrub borders planted borders an area of patio and lawn. There is plentiful driveway parking and a garage which has in past years been used as a home office and as such has a dual aspect, power and light.

LOCATION

North Wall is one of Cricklade's most popular locations. It is surrounded by a protected green which is the site of the old town wall and perfectly combines easy access to many countryside walks with convenient access for the many amenities and services located in the bustling High Street of this popular Saxon Town. The nearby school is reached by footpath with no roads on the route. Cricklade sits between Cirencester and Swindon and offers its residents a wide range of facilities and provides easy access to the local road and rail network.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

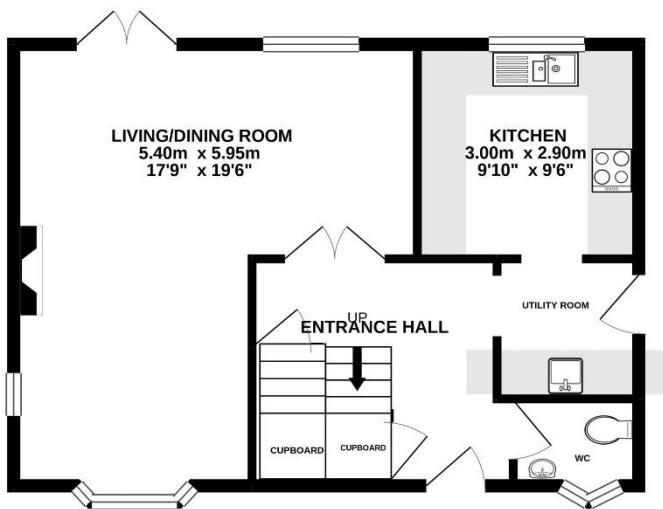
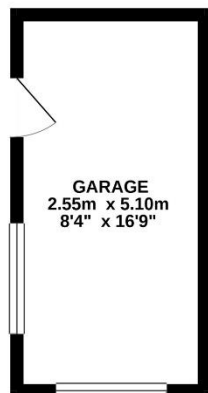
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

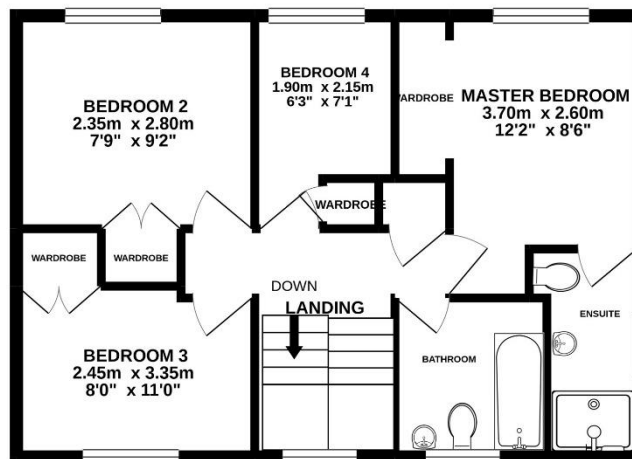
AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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