



3 Bedroom Cottage Offers in the Region of £285,000

Bath Road, Cricklade, SN6

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3 Bedroom Cottage Cricklade

- Period Cottage in Cricklade
- Three Bedrooms plus En-Suite
- Two Receptions & Period Features

A rare opportunity to purchase a period cottage in the sought after market town of Cricklade with ease of access to the towns amenities via the neighbouring High Street. This well-proportioned and maintained cottage offers the following brief accommodation: Entrance Hall, Living Room with Open Fireplace, Dining Room, Fitted Kitchen, Three Bedrooms with an En-suite to the Master Bedroom. There is a mature rear garden plus Off Road Parking to the side of the property. uPVC Double Glazing and Gas Central Heating. No Chain. Sole Agents McFarlane Cricklade 01793 751 044.

Property description

DOUBLE GLAZED FRONT DOOR

Georgian style double glazed door opens into:

LIVING ROOM

16' 6" x 12' 3" (5.04m x 3.75m) uPVC double glazed window to the front elevation, feature exposed fireplace (open fire) with painted breast. Wall mounted radiator, under stairs storage cupboard.

DINING ROOM

11' 10" x 9' 10" (3.62m x 3.00m) Fire breast with recess under and downlighters, uPVC double glazed window to the side elevation, wall mounted radiator.



KITCHEN BREAKFAST ROOM

12' 2" x 11' 2" (3.72m x 3.42m) uPVC double glazed window to the rear elevation, timber glazed stable door to the rear. Square edge work-surfacing with feature inset Belfast "style" sink and tiled splash-backs. Range of wall mounted base and drawer space units. Gas cooker point, space for white goods and storage. Laminate flooring. Wall mounted gas fired boiler.

SPLIT STAIRWELL TO THE FOLLOWING:

MASTER BEDROOM

11' 11" x 10' 0" (3.65m x 3.05m) uPVC double glazed window to the front elevation, wall mounted radiator.

ENSUITE

9' 0" x 4' 4" (2.75m x 1.34m) uPVC frosted double glazed window to the side elevation, built in double shower cubicle and screen. Low level flush WC plus pedestal wash hand basin. Built in storage cupboard.

BEDROOM TWO

12' 3" x 9' 1" (3.75m x 2.78m) uPVC double glazed window to the front elevation. Feature fireplace and surround (capped off). Wall mounted radiator.

BEDROOM THREE

9' 8" x 7' 7" (2.95m x 2.33m) uPVC double glazed window to the front elevation, wall mounted radiator.

FAMILY BATHROOM

8' 7" x 6' 8" (2.62m x 2.05m) uPVC double glazed window to the rear elevation, panelled bath with low level flush WC and pedestal wash hand basin. Wall mounted towel rail.

REAR GARDENS

Mature extensive gardens with an expanse of lawn and mature borders. There is also a seating area and two fixed timber sheds. Approximate depth of 60 feet.

SIDE & PARKING

Off road parking for Two Cars, pedestrian access also.

COURTYARD PASSAGEWAY

There is an additional storage at the rear with a lean-to shelter and further shed.

AGENTS NOTE

Please be aware that there is a right of way at the rear for neighbouring properties for access to the rear of their respective properties.



We 
 where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home
 needs a personal touch.**

Tim Stanley
 Sales Manager, Cricklade



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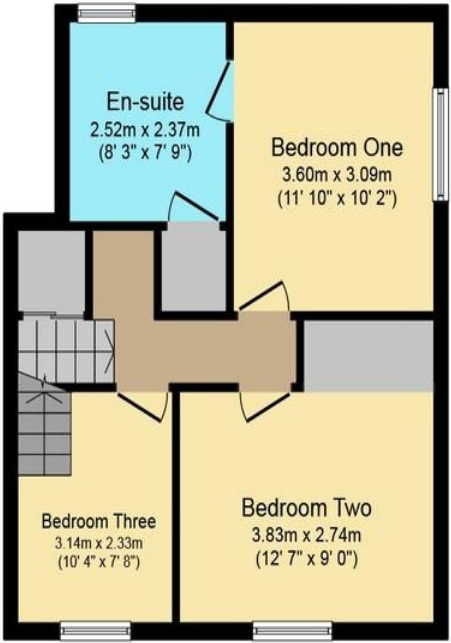
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



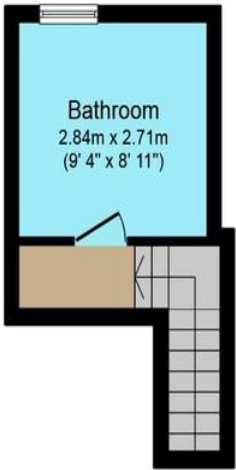
Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



Second Floor

Floor area 12.0 sq. m. (129 sq. ft.) approx

Total floor area 102.0 sq. m. (1,098 sq. ft.) approx

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Marlborough.
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