



- Three Bedroom Bungalow
- Close to local Amenities
- Conservatory
- Enclosed Private Gardens

13 Pauls Croft, Cricklade, Swindon, SN6 6AH

Asking Price Of £265,000

A Semi Detached Three Bedroom Bungalow in the sought after market town of Cricklade, The deceptive accommodation briefly comprises: Entrance Hallway, Living Room, Kitchen, Utility, Conservatory(full width), Three Bedrooms, Gardens, Garage and Off Road Parking. uPVC Double Glazing and Gas Central Heating. NO CHAIN.



Property Description

ENTRANCE PORCH

7' 8" x 5' 0" (2.34m x 1.54m) Access to front door

ENTRANCE HALLWAY

20' 5" x 2' 9" (6.24m x 0.86m) Access to all rooms and loft

LIVING ROOM

14' 10" x 11' 6" (4.54m x 3.52m) uPVC boxfronted double glazed window to the front elevation, two wall mounted radiators, electric fireplace with possibility for traditional fireplace

BEDROOM ONE

11' 2" x 9' 7" (3.42m x 2.93m) uPVC double glazed window to right elevation, wall mounted radiator

BEDROOM TWO (DINING ROOM)

10' 8" x 9' 6" (3.26m x 2.92m) Archway access to conservatory, wall mounted radiator

BEDROOM THREE

10' 7" x 7' 6" (3.24m x 2.29m) uPVC double glazed window of second conservatory, wall mounted radiator

FAMILY BATHROOM

6' 1" x 5' 5" (1.86m x 1.66m) uPVC window to rear elevation, dual flush toilet, wash hand basin, bath/shower combo. Wall mounted radiator

KITCHEN

10' 4" x 10' 0" (3.16m x 3.06m) Wooden frame windows to side and rear elevations, wall mounted radiator. Electric cooker and gas hob. two small fridges, dishwasher. Wooden kitchen doors with laminate style work surfaces, boiler. Access to conservatory to rear elevation





CONSERVATORY

19' 11" x 10' 1" (6.08m x 3.08m) uPVC windows, two uPVC patio doors to rear and side elevation

LEAN TO CONSERVATORY

21' 0" x 7' 1" (6.42m x 2.16m) uPVC windows to side and rear elevation. Wash hand basin / plumbing for washing machine and dryer

SINGLE GARAGE

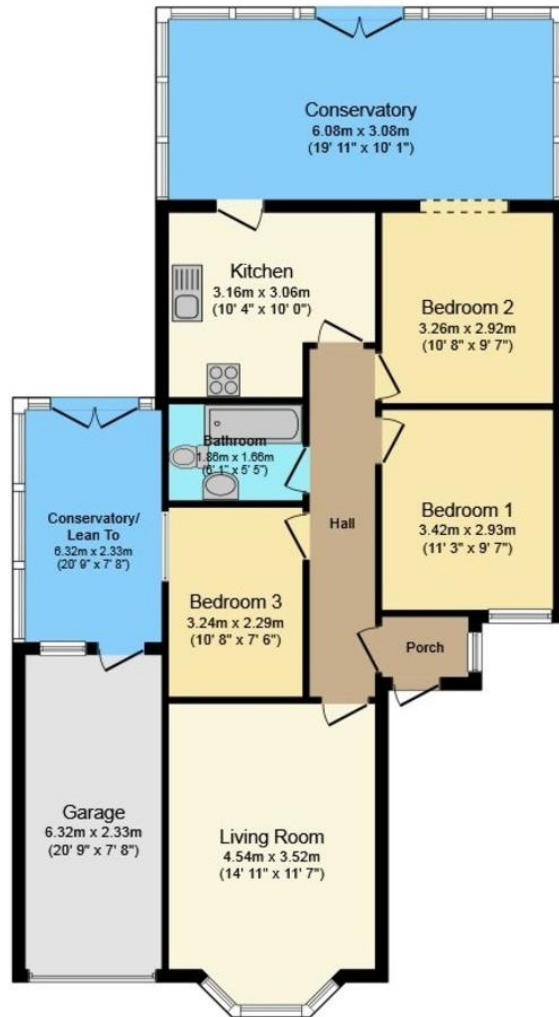
20' 8" x 7' 7" (6.32m x 2.33m) Single garage with double timber doors, pedestrian door & window to the rear elevation.



GARDEN

Mature private gardens with patio area, expanse of lawn, banded on three sides by a mixture of fencing and mature hedgerow.





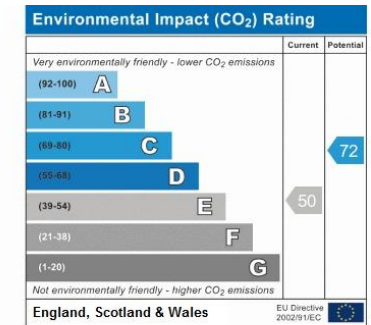
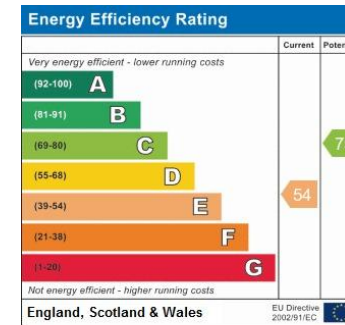
Floor Plan

Floor area 113.0 sq. m. (1,216 sq. ft.)
approx

102 High Street, Cricklade,
Swindon, Wiltshire, SN6 6AA

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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



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