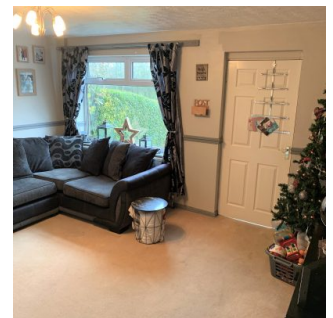
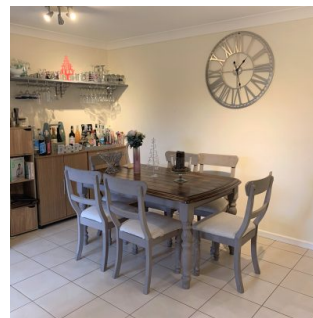


## PROPERTY PARTICULARS

BAILIFFS PIECE, CRICKLADE, SWINDON, WILTSHIRE, SN6 6NE  
Bailiffs Piece, Cricklade, Swindon, Wiltshire, SN6 6NE

£244,950



A beautifully extended, three-bed semi-detached family home found in a quiet cul-de-sac in Cricklade. Features an enclosed garden, single garage with electrics, driveway for a car and modern bathrooms

Bedrooms 3  
Living Rooms 2

+ The Ideal, Three Bedroom Family Home  
+ Extended to rear

## PROPERTY PARTICULARS

Moovahome offer for sale this extended, three-bedroom semi-detached house situated in quiet residential cul-de-sac in Cricklade, Swindon. The home consists of a lounge, open plan kitchen/diner, three spacious bedrooms, an en-suite to the master and a family bathroom. The property also benefits from an enclosed, rear garden, single garage with an electrical supply, a driveway for a single car and additional off-road parking for two cars. Moovahome offer flexible, accompanied viewings for this property.

### Situation

Cricklade is a popular residential area located approximately 9 miles from Swindon. The property is ideally located within this small town with a rural feel. The town has strong transport with easy access to the A419, and through to the A417, A420 and M4. Swindon's Rail Station is approximately a twenty-minute drive and London Paddington can be reached in just 55 minutes via train.

A range of amenities including pubs, local shops and restaurants are all located just a 5-minute walk away in Cricklade's high street. The Cricklade Leisure Park is just a few minutes' walk from the property and situated nearby are a number of popular dog-walking fields. Cricklade is also ideally located for several schools from Nursery level through to a Secondary School. There are also regular bus services to and from Swindon and the neighbouring towns/villages.

### Layout of the Property

#### Entrance Porch

A UPVC, half-glazed front door complete with double glazed window panels provides access to the property. Ceramic tiled flooring laid throughout and built-in storage cupboard with shelving over the top. A wooden door gives access to the lounge.

#### Lounge – 4.58m x 4.37m

Carpet laid throughout and x2 wall mounted radiators. A front aspect, UPVC double glazed window. Carpeted stairs give access to the first-floor landing. A ceiling mounted smoke alarm, wall mounted thermostat and TV connection point are available. A door to the kitchen completes.

#### Kitchen/Diner – 4.94m x 4.39m

Ceramic tiled flooring laid throughout and a wall mounted radiator. A rear aspect, UPVC double glazed window and a half glazed, UPVC door gives access to the garden. A range of fitted wooden, wall and base units. Worktops complete with a mottled finish and splashback tiles fitted over the top. A stainless-steel sink unit with a mixer tap and drainer. Space for a range, gas cooker complete with a fitted extractor hood over the top. An Ideal manufactured, wall mounted boiler is fitted and space for a free-standing fridge/freezer and under-worktop washing machine and dishwasher completes.

### 1st Floor

#### Landing

Carpet laid throughout. A ceiling mounted smoke alarm and doors giving access to all the bedrooms and bathroom complete.

## PROPERTY PARTICULARS

### Bedroom 1 – 5.38m x 2.50m

A double bedroom with carpet fitted throughout. A wall mounted radiator and a rear aspect UPVC double glazed window. A range of built-in storage including wardrobes, shelving and drawers. A TV connection is available and a door to the en-suite.

### En-Suite – 1.70m x 1.89m

Tile effect vinyl flooring laid throughout and a rear aspect, UPVC double glazed window. A bathroom suite comprising of a low-level W.C, pedestal sink unit and a corner shower cubicle complete a wall mounted, electric shower. A range of splashback tiles fitted throughout. A ceiling mounted extractor fan, wall mounted radiator and shaver point complete.

### Bedroom 2 – 3.28m x 2.50m

A double bedroom with carpet laid throughout. A wall mounted radiator and a UPVC double glazed window to the front of the property. A TV connection point is available, and a built-in wardrobe completes.

### Bedroom 3 – 2.30m x 1.57m

A single bedroom with carpet laid throughout. A wall mounted radiator and a front aspect UPVC double glazed window.

### Bathroom – 2.01m x 1.94m

A white bathroom suite comprising of a low-level W.C, pedestal sink unit and a panelled bath complete with a wall mounted electric shower over the top and a shower screen. Tile effect vinyl flooring laid throughout and a wall mounted radiator. A range of splashback tiles, a ceiling extractor fan and a wall mounted shaver point. An airing cupboard housing the water tank and fitted shelving completes.

### External

#### Garden

A good-sized, West-facing enclosed garden comprising predominately of lawn and patio areas. Enclosed board fencing throughout with gated access at the front and rear.

#### Driveway/Garage

A single garage complete with an electric supply is accessed via an up and over door to the front or a wooden door to the rear. A parking space is available directly in front of the garage or on the paved driveway at the front of the house.

Additional off-road parking is available throughout the development and within the cul-de-sac.

The property has an Energy Performance Certificate Rating of C.

The Council Tax Band for the property is C.

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These particulars have been prepared by Moovahome Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Ltd advise any potential purchaser to check the property fully prior to submitting an offer of purchase.

Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room

## PROPERTY PARTICULARS

sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.