



7 Vale Court
Cricklade

£159,950

HENRY GEORGE
VILLAGE

7 Vale Court, Cricklade, SN6 6EJ

A wonderful opportunity to purchase a freehold one bedroom house in the highly sought after Cricklade. The property is in need of some updating and briefly comprises: Kitchen, sitting room, generous double bedroom, bathroom, rear garden and two off-road parking for two cars.

- Sought After Location
- Generous Sitting Room
- Double Bedroom
- Rear Garden
- Parking For Two Cars
- Gas Central Heating
- In Need Of Updating



CRICKLADE

Cricklade is situated just to the south of the centre of Cricklade which itself lies to the south of the Wiltshire/Gloucestershire border in the Thames Valley. It is almost equidistant from Cirencester to the north, and Swindon to the south. It is an attractive old town with origins dating back to Roman Road from Silchester to Cirencester. By the 9th Century it had developed into an important Saxon settlement when the borough formed part of the Wessex fortifications against the Danes. The



modern Cricklade provides a good range of local shopping and recreational facilities, as well as an infant school, a co-educational preparatory school and a local primary school. There is also a bank and two doctor's surgeries within walking distance of the house. The town has benefited greatly from having a by pass and the much improved A419, which is virtually dual carriageway its entire length, link the M4 at Swindon with the M5 at Gloucester. Both motorways are therefore very accessible, bringing London, The Midlands, Bristol and the South West into comfortable driving distance. By train, services from Swindon to London (Paddington) are scheduled at 55 minutes, to Bristol and Bath at 45 and 25 minutes respectively.

THE PROPERTY

7 Vale Court is ideally situated in the sought after location of Cricklade within walking distance of local amenities and just a few minutes drive from the A419 and easily accessible for both the M4 and M5.

To the ground floor there is a porch providing access to the generous sitting room benefitting from a bay window with sliding doors to the rear garden. The kitchen has base level cupboards with worktop surfaces over, single basin with drainer, space for white goods and storage cupboard.

Stairs rise from the sitting room to the first floor with double bedroom to include built in cupboard. The bathroom benefits from bath with shower over and hand held shower attachment, basin and W.C.

OUTSIDE

To the front of the property there is parking for two cars, steps leading up to the front porch with attractive flower beds and side gate to the rear garden. The rear garden is mainly paved with a

pretty flower border surround and garden shed.

SERVICES

Mains electricity, gas, water and mains drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

LOCAL AUTHORITY

Wiltshire District Council: Monkton Park, Chippenham, Wiltshire, SN15 1ER 01249 706



111. Council Tax Band: A.

CONTACT

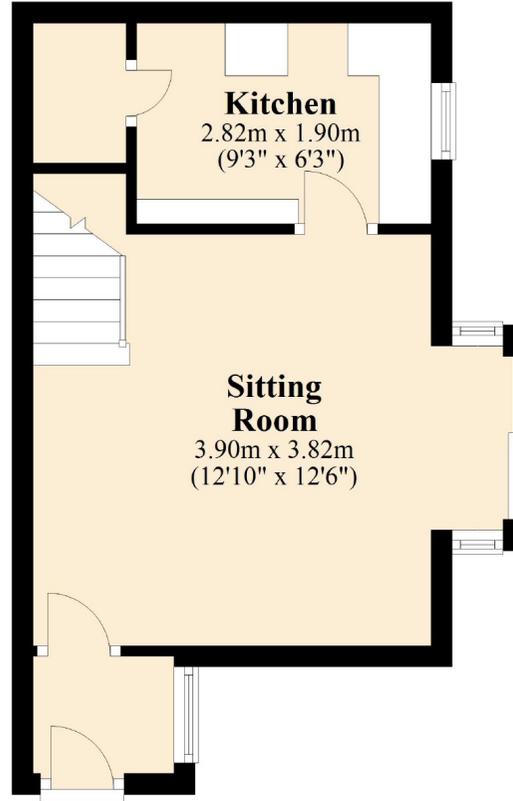
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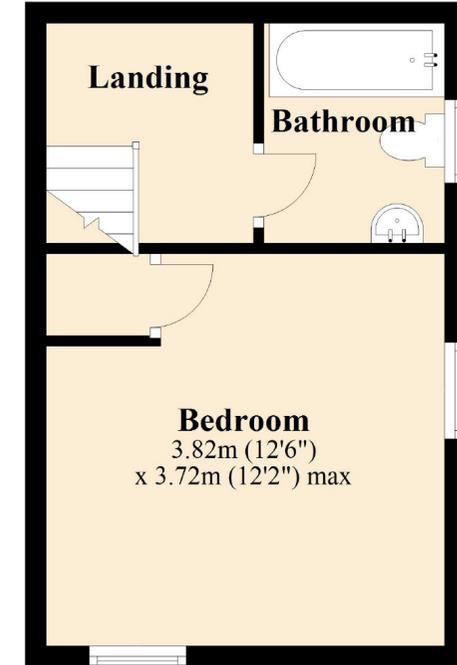
Ground Floor

Approx. 25.4 sq. metres (273.2 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.7 sq. feet)

