

**2 BEDROOM SEMI-DETACHED FOR SALE - SHARED OWNERSHIP £122,500**

Stones Farm, Cricklade, Wilts, SN6 6JL



**KEY FEATURES**

- 50% SHARED OWNERSHIP PROPERTY • NEW DEVELOPMENT • TWO DOUBLE BEDROOMS • KITCHEN/DINER • LIVING ROOM • CLOAKROOM • DRIVEWAY PARKING • SOUGHT AFTER LOCATION

## Description

50% shared ownership! TLC Property is delighted to offer this fantastic new build property. Located in the sought after town of Cricklade the property is situated on a wonderful new discreet development of only 25 properties. The property briefly comprises of entrance hall, kitchen/dining room, living room, cloakroom, two double bedrooms and a family bathroom. Externally is a good sized enclosed rear garden and driveway parking for two cars. Set to be available by Mid may this really is a fantastic opportunity to get on to the property ladder.

## Location

This stunning new development is situated in an excellent position within easy walking distance to the lovely High Street and the many amenities of the town as well as to the many enjoyable rural walks located nearby. Cricklade is a popular Saxon town which offers a wide selection of facilities and is conveniently placed for the nearby road (A419, M4) and rail network.

## Ground Floor

**Entrance Hall** - Door leading to kitchen, living room and cloakroom, under stairs storage cupboard, stairs rising to first floor.

**Kitchen/diner** - Fitted with a range of wall and base units, sink and drainer, integrated oven, hob and extractor, space and plumbing for washing machine, and fridge freezer, one base unit can be removed for future appliance with socket behind, double glazed window to front aspect.

**Living room** - Window to rear aspect, french doors leading to garden, radiator and tv point.

**Cloakroom** - White suite comprising wc and wash hand basin.

## First Floor

**Landing** - Doors leading to bedrooms and bathroom. Loft hatch.

**Bedroom 1** - Double glazed window to front aspect, radiator, cupboard housing boiler, additional storage cupboard.

**Bedroom 2** - Double glazed window to rear aspect, radiator.

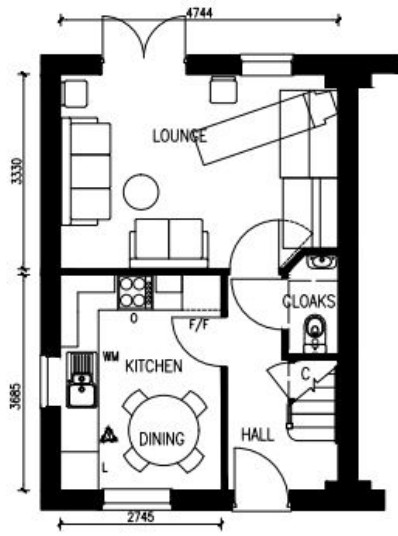
**Bathroom** - Fitted with a white suite comprising bath with shower over, wc and wash hand basin. Double glazed window to rear aspect.

## Exterior

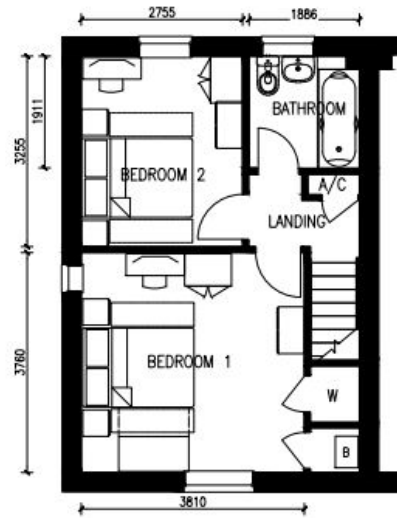
**External** - Fully enclosed garden and driveway parking for two cars.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Additional Information

Monthly specified rent for the share of the property retained by Cirencester Housing will be £280.73

This property is offered by Cirencester Housing, a charitable housing association registered as Mutual Society No. 13733R and Registered Housing Provider No. L1444 [www.cirencesterhousing.org.uk](http://www.cirencesterhousing.org.uk)

