



9 Bailiffs Piece, Cricklade, Swindon, Wiltshire, SN6 6NE  
£1,195 PCM

SWINDON  
**HOMES**   
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Swindon Homes are delighted to market this well presented, three bedroom home in a quiet cul-de-sac in the village of Cricklade. The property comprises entrance porch, bright living room, modern fitted kitchen, conservatory leading to private rear garden. Upstairs comprises two double bedrooms, a good-sized single bedroom and modern family bathroom. Further benefits include gas central heating, separate garage with parking space in front, 5 burner gas cooker and private enclosed rear garden.

#### Entrance Porch

Entrance door, window to front, door to living room

#### Living Room

14'9" x 13'9" (4.5 x 4.2)

Spacious living room with window to front with fitted blinds, stairs to first floor, radiator

#### Kitchen/ Breakfast Room

14'9" x 9'5" (4.5 x 2.88)

Modern fitted kitchen with window to rear aspect, single stainless steel sink, space for under-counter fridge and freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, Rangemaster cooker with 5 burner hob, extractor fan, space for family dining table, door to conservatory

#### Conservatory

14'9" x 6'6" (4.5 x 2)

Windows to rear aspect, double doors to garden

#### Bedroom One

8'2" x 10'5" (2.5 x 3.2)

Window to front aspect, built in wardrobe, cupboard over stairs, radiator

#### Bedroom Two

8'2" x 9'6" (2.5 x 2.9)

Window to rear aspect, double wardrobe, radiator





### Bedroom Three

6'2" x 7'6" (1.9 x 2.3)

Window to front aspect, radiator



### Bathroom

6'3" x 6'7" (1.92 x 2.02)

Modern bathroom with underfloor heating, 'P' shaped bath with shower over and shower screen, WC, mounted wash basin, heated towel rail



### Garden

Private, enclosed rear garden with access to garage

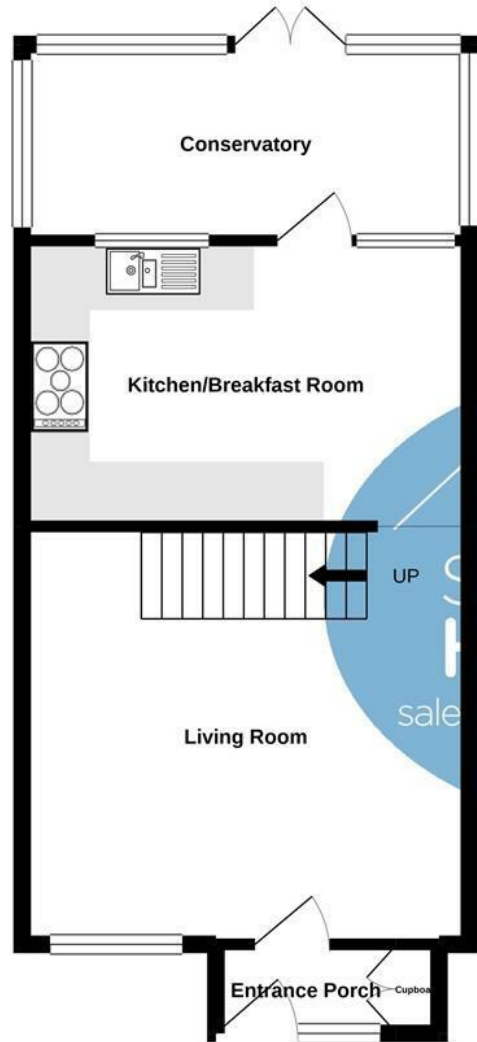
### Garage

Separate single car garage with space to park in front

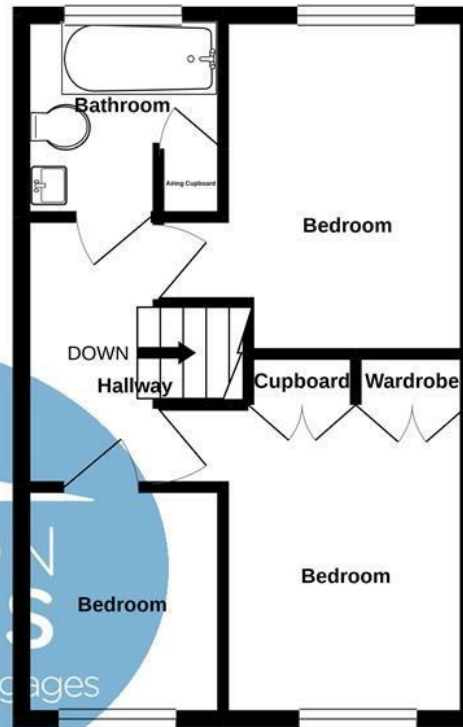




GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



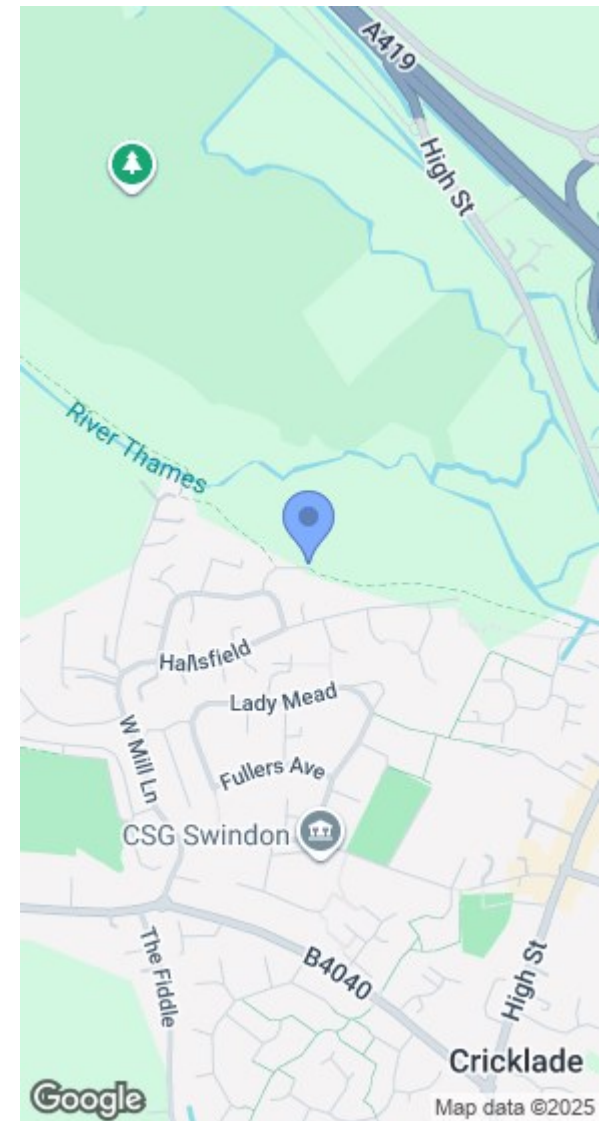
1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		89	(81-91) <b>B</b>
(69-80) <b>C</b>	72		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC