



43A Cherry Tree Road, Cricklade, Swindon, SN6 6ES **25% Shared Ownership £70,000**

A superb opportunity to purchase a 25% share in this two bedroom terrace modern home located in the sought after town of Cricklade within walking distance of all main facilities and amenities that the town has to offer. The property benefits from a good sized lounge/diner with direct access onto the sunny and secluded rear garden, well fitted kitchen to front with selection of built-in appliances, large hall way with useful downstairs cloak room and stairs to the first floor accommodation. To the first floor there are two double bedrooms master of which has the benefit of a practical en suite shower ideal for a family house. There is a further modern family bathroom which services the rest of the family on the first floor. The property is warmed throughout by a gas fired central heating system which is complemented by double glazed windows, the property is presented in excellent condition by the present vendors we recommend viewing. Externally there are gardens to front and rear, there is allocated parking to the rear of the house for two cars. To arrange a viewing call the vendors sole agent Cain & Fuller in Cirencester.



Cricklade

Cricklade's Latin motto In Loco Delicioso means "in a pleasant place" In 2008 the town was awarded Best Small Town in UK in the Royal Horticultural Society's Britain in Bloom Finals and in 2011 the Champion of Champions award in the Britain in Bloom competition. It hosts several sporting events and the annual Cricklade Show. The large Jubilee Clock was erected in 1898 in honour of Queen Victoria's Diamond Jubilee in the preceding year. It stands outside the Vale Hotel in High Street, where the Town Cross once stood. Cricklade is a popular town with a good range of local amenities and facilities including a selection of schools sporting clubs and associations. The town is well situated for the business commuter giving immediate access onto the A419 which flows to both M4 and M5 motorways accessing all business centres in the Southwest including the M4 to London.

Shared Ownership

Share %: 25

Share value: £70,000

Rent: £523.65pm

Service charge: £49.68pm

Staircasing restrictions: No

Lease term: 120 years remaining – 125 years from 23/07/2021

Buyers will have to carry out a financial questionnaire as a requirement when making an offer which is submitted to green Square for consideration to make sure they qualify for purchase of this property.

Please do call agent if you require any further information.

Outside

Front garden laid to lawn with pathway to entrance door, the rear is of a good size offering ideal space for small animal's or young children there is an extensive patio area to the rear of the house and top of the garden where there is space for a timber storage shed. the whole is enclosed and boasts a sunny private aspect..

Viewing

Through Cain and Fuller in Cirencester

Tenure

Leasehold - 120 years remaining

Parking

There is parking to the rear of the house for two cars

mobile and broadband

We recommend purchasers go to Ofcom for further details

EPC

B Rating

Council tax

Band C

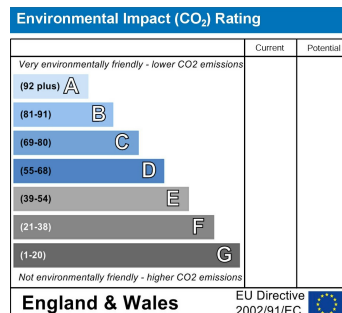
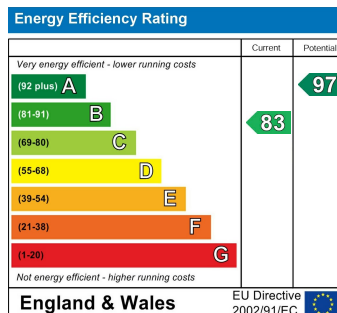
Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

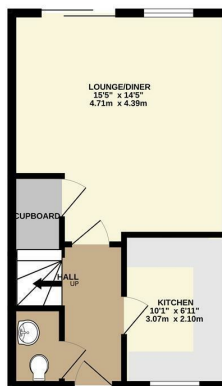
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

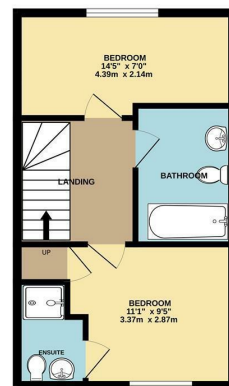
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



GROUND FLOOR
358 sq ft (33.3 sq.m.) approx.



1ST FLOOR
358 sq ft (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq ft (66.6 sq.m.) approx.
Measurements are approximate. See in person. Dimensions represent only
Scale 1:500 (approx 1:500)



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