



88 Fullers Avenue, Cricklade, SN6 6EU  
**Offers in the region of £240,000**

**richard james**

Village & Country Homes



## Fullers Avenue

Cricklade

Freehold | EPC Rating - D



Nestled within the vibrant heart of Cricklade, just a short walk from the popular high street and leisure centre, this spacious three-bedroom semi-detached residence offers an enticing opportunity for expansion, subject to planning permissions, and awaits a personal touch of modernisation. This property presents an ideal canvas for discerning buyers seeking a blend of comfort and future investment.

Upon entry, a welcoming foyer leads to a generously proportioned front-facing living room complete with fireplace. At the rear you will find that the kitchen and dining areas have been thoughtfully combined to form a cohesive and versatile space accentuated by ample natural light streaming through windows overlooking the expansive rear garden. Functional and practical, this area offers a range of storage solutions and appliance provisions, catering effortlessly to daily living needs.

Ascending to the first floor, a well-proportioned landing provides access to three spacious bedrooms, each boasting built-in storage facilities. A centrally located family bathroom completes this level, offering a suite comprising a bath with shower over, toilet, and wash hand basin.

Externally, this property commands a substantial plot, featuring a gravel driveway facilitating convenient parking at the front. To the rear, an extensive garden awaits transformation, currently offering a patio area adjacent to the dwelling, with the remaining expanse primed for landscaping and outdoor pursuits. Enclosed by fencing, privacy and seclusion are assured, creating an idyllic backdrop for leisure and recreation.

uPVC Double Glazing, Gas Central Heating, Mains Drainage & Electrical Supply.

Council Tax Band: C  
Swindon Borough Council



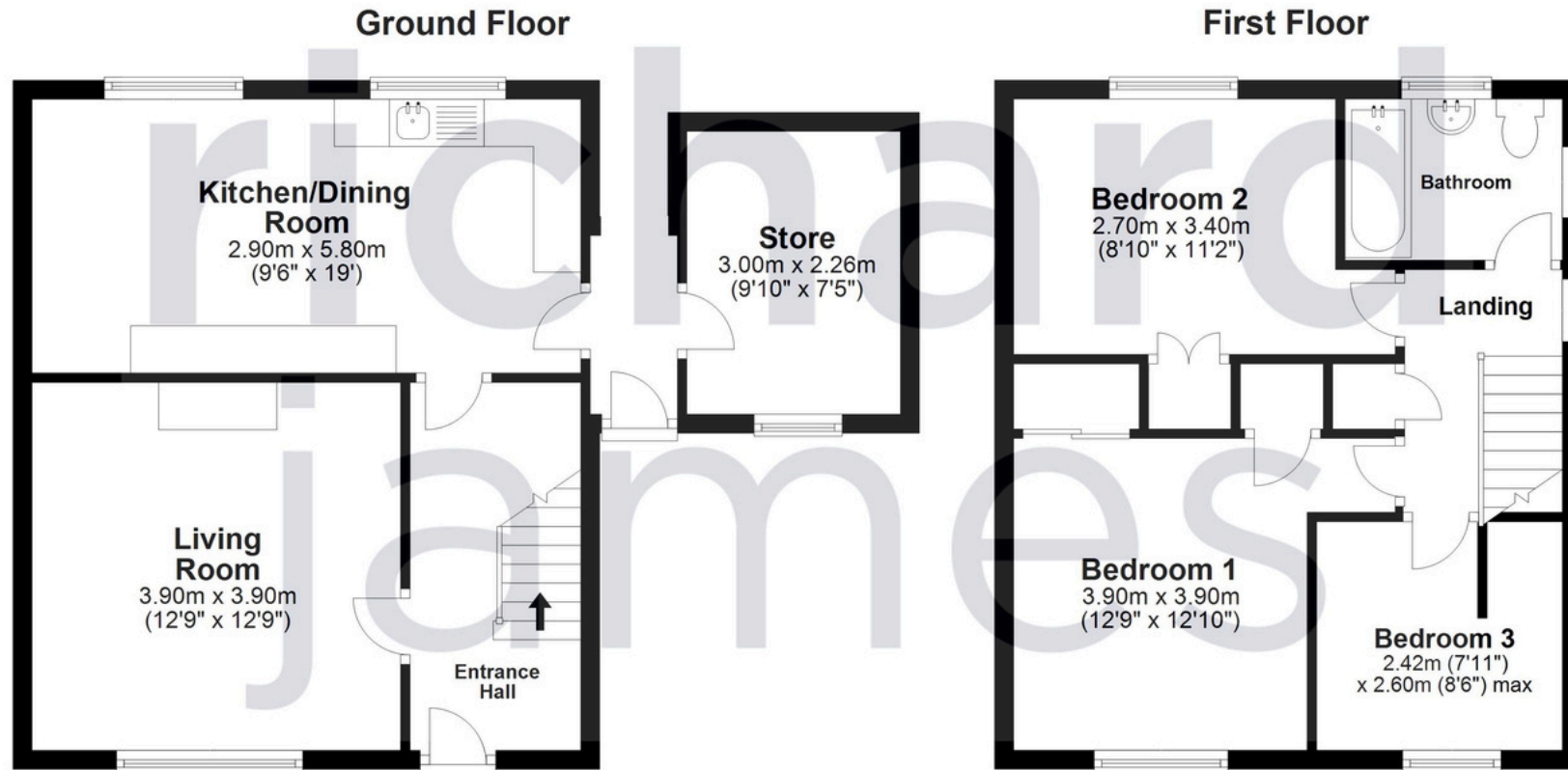
With its desirable location and inherent potential, this property represents a compelling prospect for those seeking to establish roots in a thriving community while unlocking the promise of future customization and enhancement.

Cricklade is a 9th century Anglo-Saxon Town with many shops, public houses and leisure facilities readily available. Located between Swindon and Cirencester, the Cotswolds are on the door step with easy access to the A419 providing a road link to the M5 & M4 motorways. Swindon Railway station is 7.8 miles drive away with rail links to Bristol and London.





# Floorplan



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