



Broome Manor Lane, Old Town
Offers Over £415,000

*** C.1200 SQ FT / 110 SQ METERS OF LIVING SPACE *** Located along one of Old Town's most

*** C.1200 SQ FT / 110 SQ METERS OF LIVING SPACE *** Located along one of Old Town's most prestigious roads to live. EXTENDED & WELL PRESENTED THROUGHOUT - 3 GOOD SIZE BEDROOMS, A FIRST FLOOR BATHROOM, DRIVEWAY PROVIDING OFF STREET PARKING. This delightful family home provides spacious living accommodation throughout which briefly includes: Entrance porch, entrance hall, cloakroom/W.C., living/dining room, a separate family room, refitted kitchen & a separate utility room. Externally there a generous in size and fully enclosed rear garden & driveway parking.

Broome Manor Lane: Situated within close proximity to Marlborough Road, Lakeside and within a short walk to the very heart of Old Town and its many amenities as well as Coate Water Country Park, the polo ground, Lawn Woods, the Town Gardens and local reputable schools. This delightful property is also located within close proximity to major road links such as the A419, A420, Junction 15 Of the M4 Motorway, the Great Western Hospital & in turn local to large corporate companies such as Nationwide, Intel & Amazon.

Tenure: Freehold

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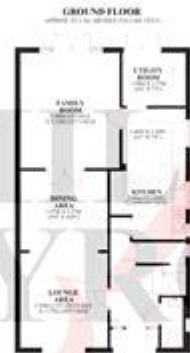


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 118.1 SQ. METRES (1281 SQ. FEET)

Measurements are taken to the internal face of the walls and doors. The area of the plot is not included in the above measurements. The area of the plot is not included in the above measurements.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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