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**LOCK & KEY**  
*Estate Agents*



## 2 Cromwell Cottages , Broughton Gifford, SN12 8PD

Lock and Key independent estate agents are pleased to offer this attractive two bed terraced cottage situated enjoying a central position in the favoured village of Broughton Gifford with amenities to include the public house, church, village hall, a large common and a lovely primary school. The accommodation comprises an entrance lobby, an open plan sitting room and a kitchen area on the ground floor. To the first floor are two bedrooms and a family shower room. Externally there is a courtyard garden to the rear. The property further benefits from double glazing and parking. Ideal First Time Purchase.

**£250,000**

# 2 Cromwell Cottages

, Broughton Gifford, SN12 8PD



- Highly Favoured Village
- Ent Lobby, Open Plan Living Room & Fitted Kitchen
- Double Glazed
- Village Amenities, The Common, Pub, Church, School
- A Beautifully Renovated Cottage
- Re-Fitted Shower Room
- Ideal First Time Purchase
- Two Bedrooms
- Enclosed Rear Courtyard Garden
- Parking Close by

## Situation

## Externally

## Accommodation

## Parking

## Entrance Lobby

## Directions

## Sitting Room

13'03" x 11'04" (4.04 x 3.45)

## Kitchen

8'10" x 7'08" (2.69 x 2.34)

## First Floor Landing

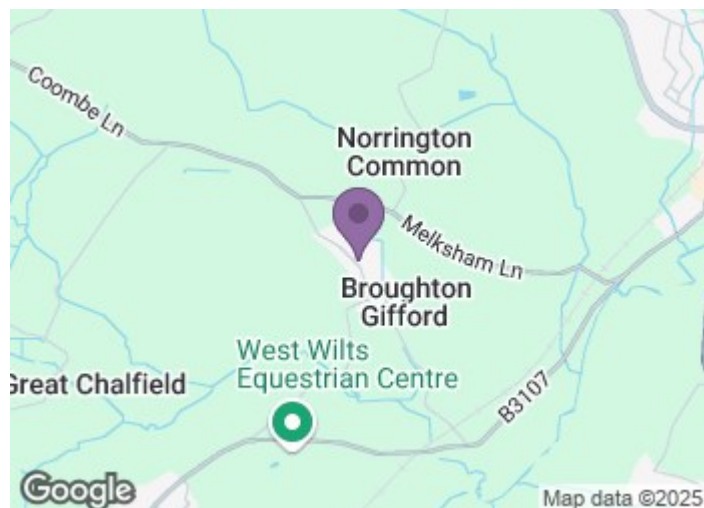
## Bedroom One

10'06" x 8'10" (3.20 x 2.69)

## Bedroom Two

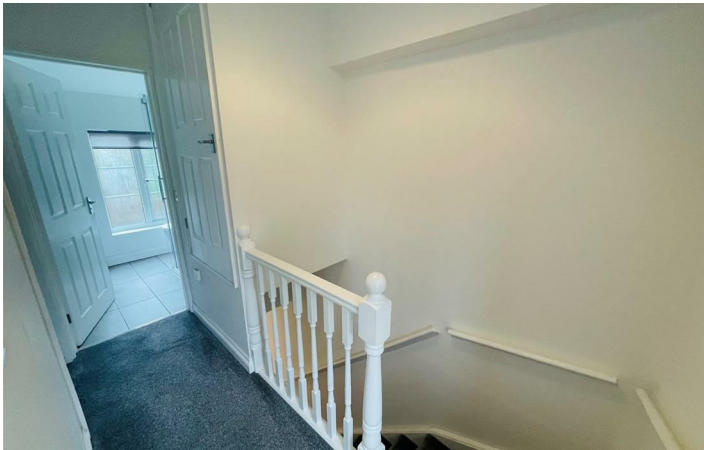
10'05" max x 6'10" (3.18 max x 2.08)

## Bathroom



## Directions





Floor Plan



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC