



63 Broome Manor Lane, Swindon, SN3 1NB

Guide price £495,000

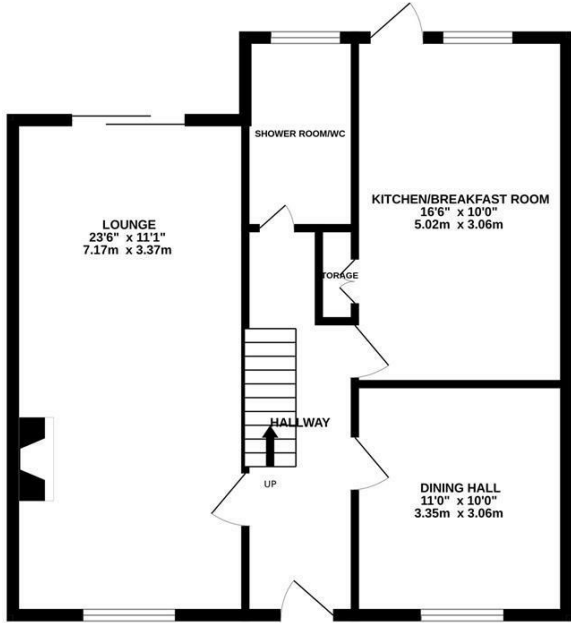
NO ONWARD CHAIN...an exciting opportunity to purchase a property in a sought after location in Old town on Broome Manor Line. This generous accommodation offers a spacious main lounge, dining room, kitchen/breakfast room, downstairs shower room with toilet, three bedrooms, family bathroom, tandem garage, driveway & car port. To the rear is a beautiful garden that has been cleverly landscaped with mature shrubbery and a large patio area, To the front is driveway parking. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

DISCLAIMER

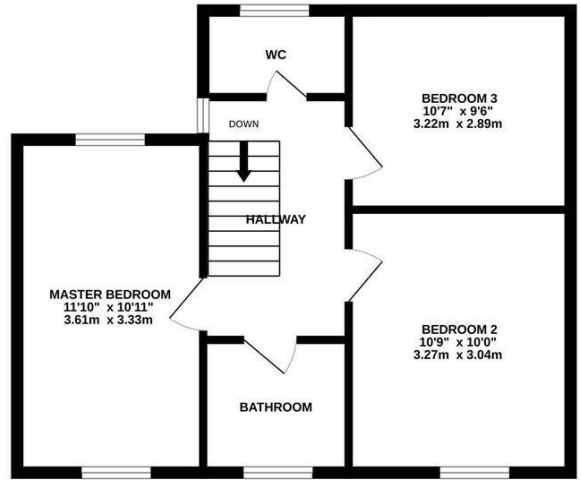
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.