

for sale

£83,995



Mallard Lake Broadway Lane South Cerne Cirencester GL7 5UQ

Set within the highly sought-after Hoburne Cotswolds Holiday Park is this stunning **THREE BEDROOM** Holiday Home. Offering a perfect blend of modern comfort and scenic surroundings, ideal as a **HOLIDAY RETREAT**. **FREE Smart TV** and inventory pack available!



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Accommodation Details Kitchen/Diner

Five double glazed windows to the side aspect. Double glazed sliding French doors leading to the Balcony. Electric Fitted fire place. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Oak wood surfaces. Sink with drainer and mixer tap. Integrated oven, cooker hood and microwave. Splash back. Radiator.

Inner Hall

Access to all bedrooms and bathroom. Access to the storage cupboard.

Bedroom One

Double glazed window to the rear aspect. Access to its own ensuite WC and wash hand basin. Fitted wardrobes and over head storage. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin with mixer tap and under sink cupboards. Heated towel rail.

Bedroom Two

Double glazed window to the side aspect. Over head shelves. Built-in-wardrobe.



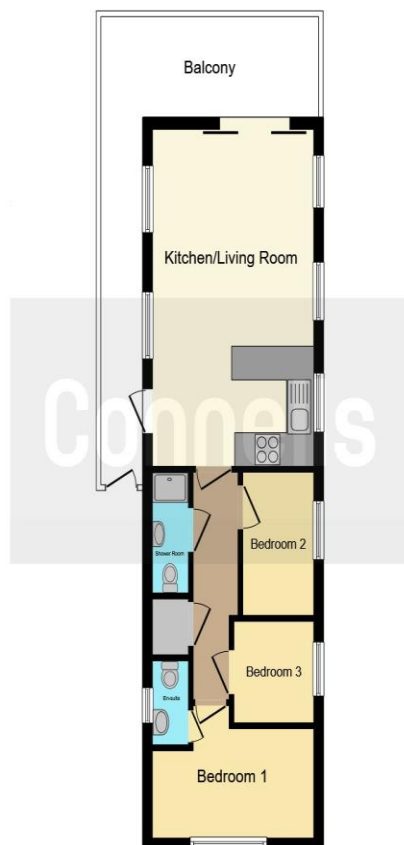
Bedroom Three

Double glazed window to the side aspect. Over head shelves. Built-in-wardrobe.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin with vanity unit. Heated towel rail.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN314064 - 0005

Tenure: EPC Rating: Exempt

Council Tax Band: Deleted

view this property online connells.co.uk/Property/SDN314064

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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