



19 Broadway Lane, South Cerney - GL7 5UH
Cirencester

Guide Price **£450,000**
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property.com

Broadway Lane

South Cerney, Cirencester

A rare opportunity to purchase an expansive family home in the sought after Village of South Cerney & the Cotswold Water Park. This generous home verges on 1,400 Sq Ft. and offers Three DOUBLE bedrooms and Three receptions. This expansive home has been extended and altered with family sized accommodation over two floors. This rare opportunity is available with NO CHAIN and vacant possession.

A brief summary of the bright and airy accommodation comprises: Entrance Hallway, Living Room, Kitchen with Family Room / Reception. First Floor Landing (Generous) Three DOUBLE Bedrooms PLUS Family Bathroom.

Enclosed Rear Gardens and Landscaped Frontage with Gravelled Off Road Parking for at Least Three Cars.

NO CHAIN



Broadway Lane

South Cerney, Cirencester

- Expansive Family home nearly 1400 Sq Ft !
- Three DOUBLE Bedrooms
- THREE Reception Rooms + Kitchen !
- NO ONWARD CHAIN
- Enclosed Rear Garden
- Parking for THREE Cars
- In Need of Modernisation

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

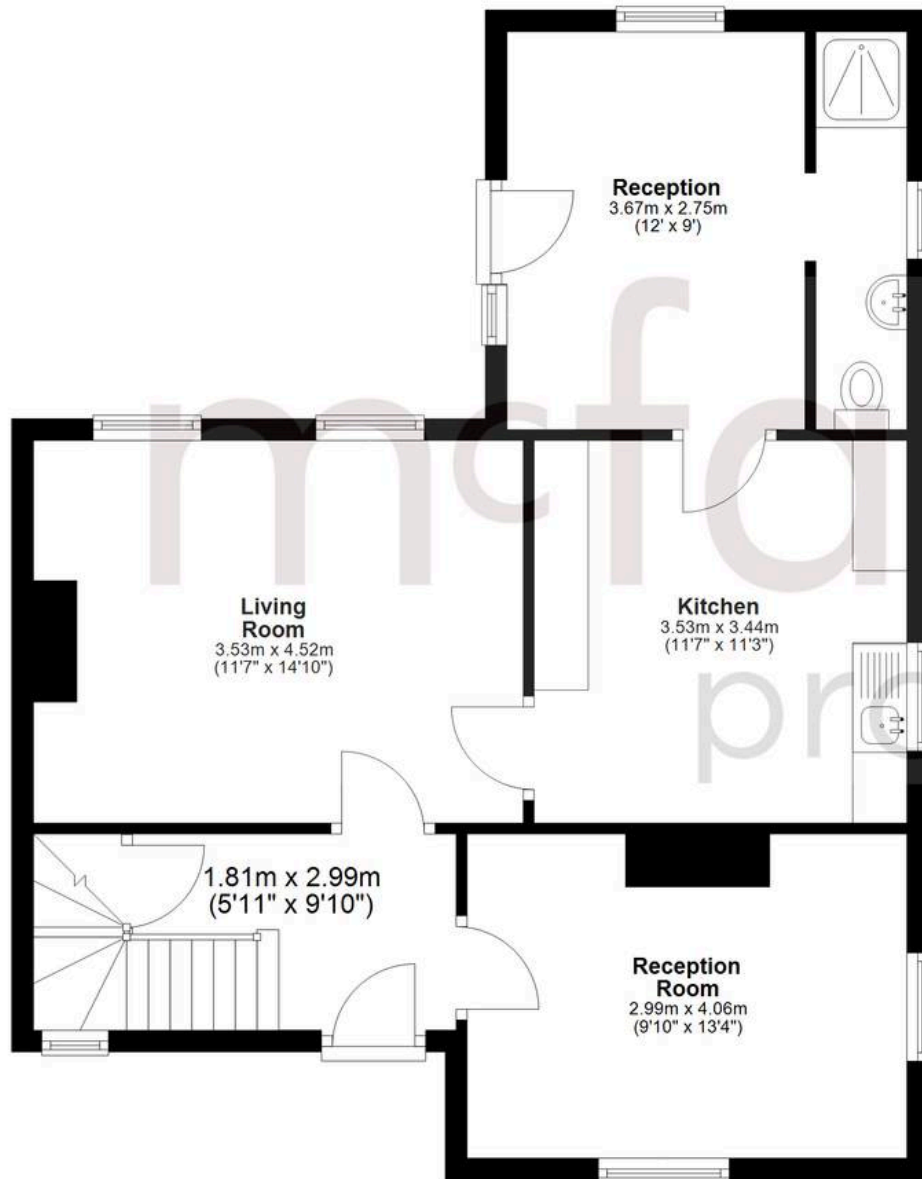
EPC Environmental Impact Rating: D



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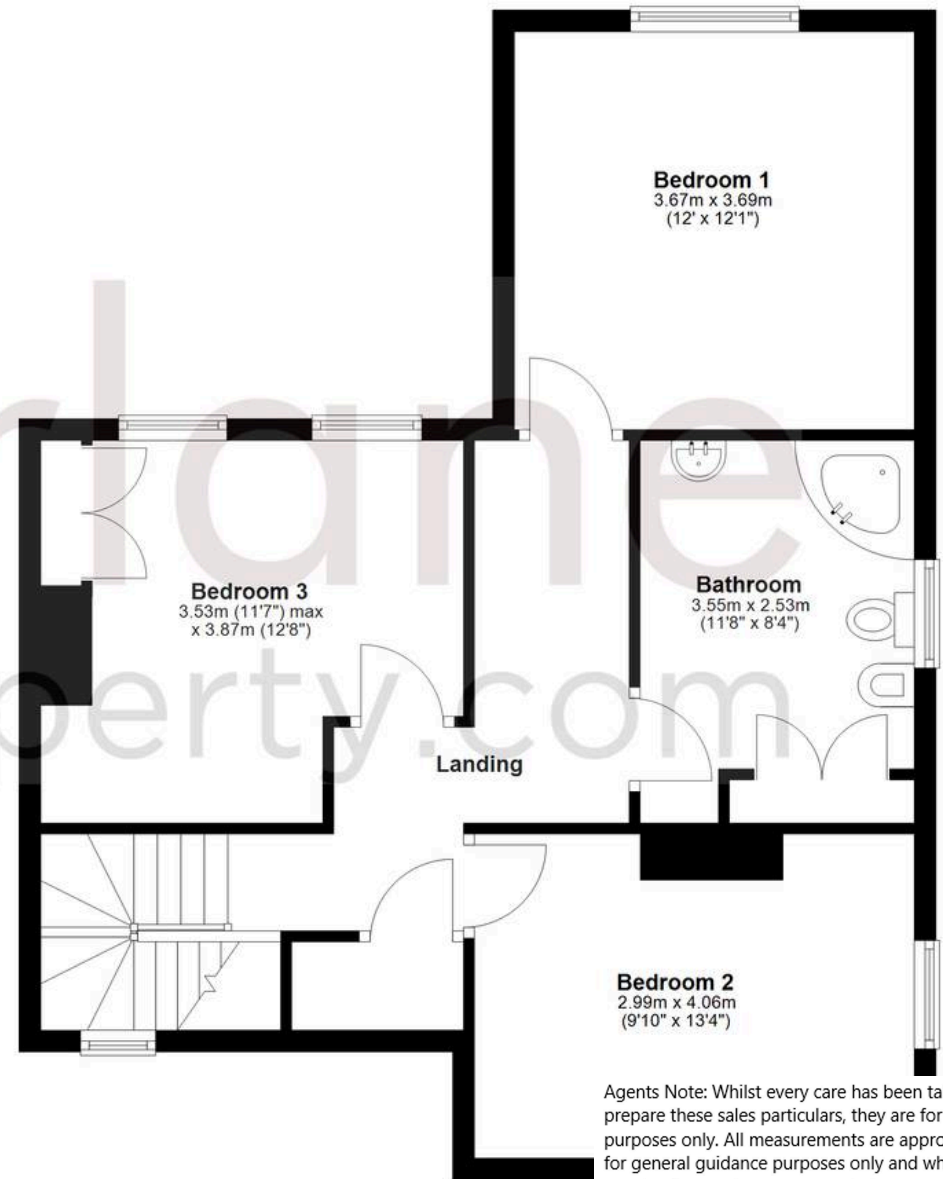
Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



Total area: approx. 125.1 sq. metres (1346.2 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.