





ST99 Mallard Lake, Broadway Lane, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

The Important bits

2018 ABI Beverley 36 x 12

Licence until November 2033 and site fees of £7654.73 p/annum

Summary

Well-presented two-bedroom holiday home in a sought-after Cotswold Lakes holiday park, close to amenities. Features include southerly-facing decking perfect for those summer evenings, a well-equipped kitchen, separate lounge and dining areas, shower room, and en-suite WC. Offered in excellent condition and sold with no onward chain.

Step inside

The property opens into a spacious kitchen/dining room with a range of storage, built-in appliances, and space for a six-seater table. This flows into a triple-aspect sitting room with feature fireplace and sliding doors to the decking. An inner hall provides storage and access to two bedrooms and a shower room (shower, WC, wash hand basin). All bedrooms include built-in wardrobes, with the main bedroom benefiting from an en-suite WC and basin.

Step outside

The property benefits from a southerly-facing decking area with steps and handrails, plus ample parking located nearby. It is set within a well-maintained development offering attractive communal gardens and a range of leisure amenities for owners to enjoy.

Area insight

Situated on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes, the development offers an impressive range of facilities including an entertainment complex with bar and restaurant, indoor and outdoor heated pools, children's play areas, watersports and fishing lakes, adventure golf, tennis courts, multi-use games area, arcade, plus on-site shop. The property is also close to South Cerney, a popular village with shops and pubs, and is ideally placed for access to the Cotswold Lakes' walking routes and leisure activities.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Agents Note



We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



