



Broadway Lane, South Cerney – GL7 5UH
Cirencester | 01793 751 044



Guide Price **£425,000**

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Broadway Lane

South Cerney, Cirencester

- Expansive Family approaching 1400 Sq Ft
- Three DOUBLE Bedrooms
- THREE Reception Rooms + Kitchen !
- NO ONWARD CHAIN
- Enclosed Rear Garden
- Parking for THREE Cars
- In Need of Modernisation
- Ground Floor Shower Room
- Generous First Floor Bathroom

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.



Broadway Lane

South Cerney, Cirencester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

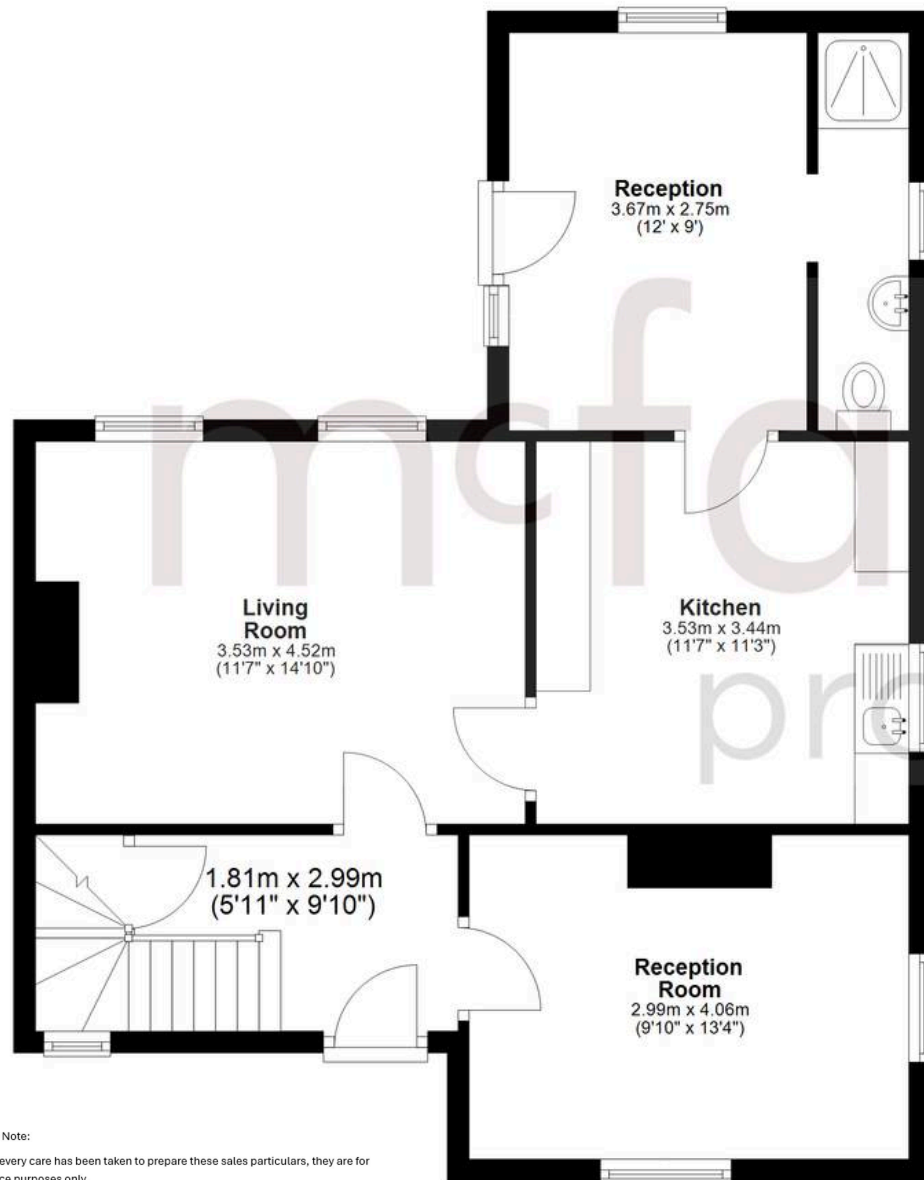
EPC Environmental Impact Rating: D



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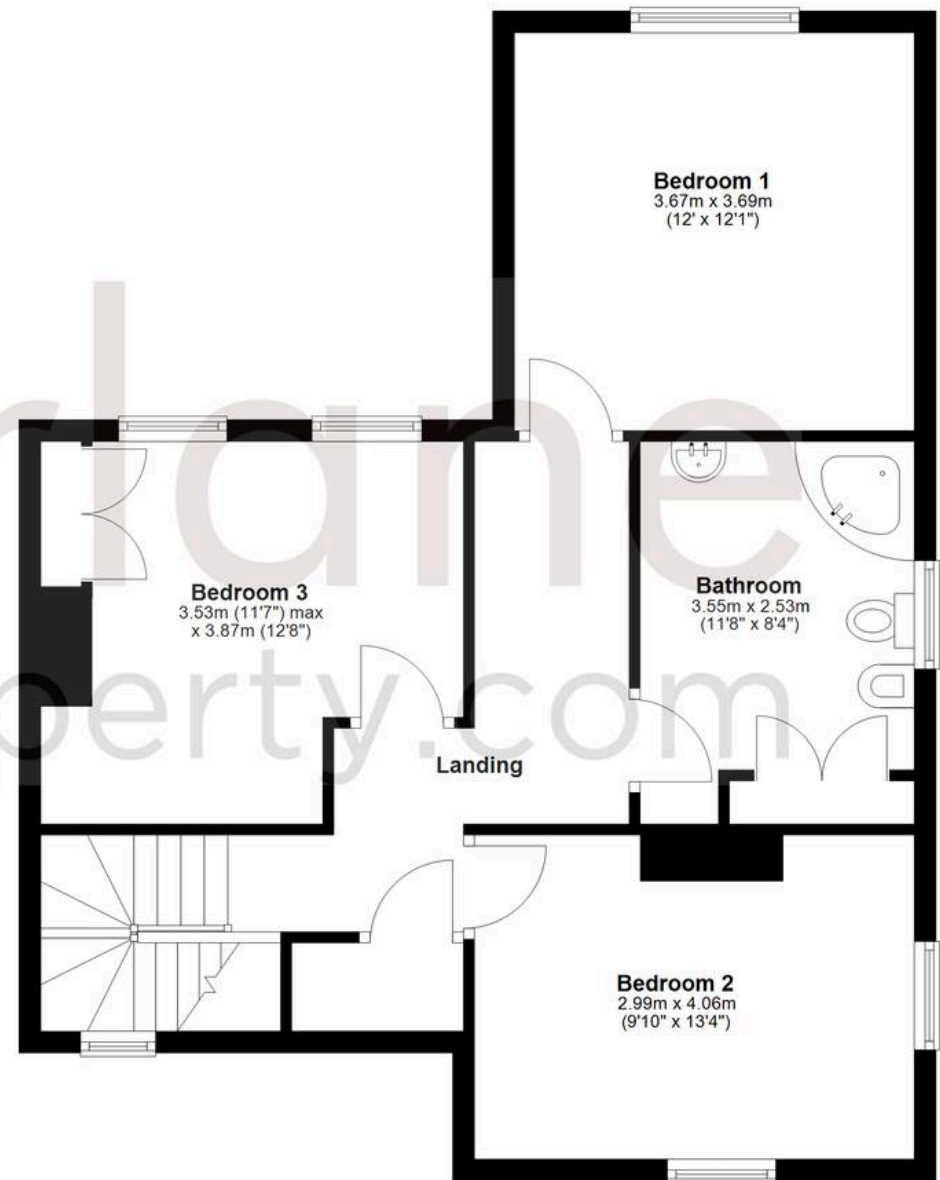
Ground Floor

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



First Floor

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



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.

All measurements are approximate and for general guidance purposes only 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. Please note the information stated was correct at the time of marketing.

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