

# CHARLES HARDING

VALUERS & ESTATE AGENTS

**Chedworth Gate  
Broome Manor  
SN3 1NE  
Price: £477,500**

## SUMMARY

Three Bedroom Detached Home

Ensuite Bathroom

Two Reception Rooms

Kitchen & Utility Room

Double Garage & Multi Car  
Driveway

Superb Generous Corner Plot



## MAIN ADVERT

A spacious detached home situated on a very large corner plot with multi car driveway, double garage and neatly maintained walled garden. The property requires some updating but benefits from an ensuite shower room to the master bedroom, a family bathroom, spacious lounge, separate dining room, kitchen/breakfast room, utility and cloakroom. The property is being sold with vacant possession. Viewings are highly recommended.



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glazed window to front.

**Bedroom 2:** 11' 9" x 10' (3.58m x 3.05m)

Double glazed window to rear. Radiator. Built in wardrobe units.

**Bedroom 3:** 13' x 8' (3.96m x 2.44m)

Twin double glazed windows to rear. Radiator.

**Family Bathroom:**

Suite comprising panelled bath with shower screen and independant wall mounted shower. Low level wc. Wash hand basin. Radiator. Double glazed window to side.

**Outside:**

The property is located on a large corner plot with a 60' x 60' front garden. Gravelled driveway with parking for 4/5 cars. Landscaped garden with flagstone terracing. Ornamental central tree garden. Attractive low hedging to front and side boundaries. Double gates to side gives access to additional parking for boat/caravan.

**Double Garage:**

Set to the side of the property with up and over door. Pitched roof with overhead storage. Power points. Personal door gives access to rear garden.

**Rear Garden:**

Walled on all 3 sides and measuring approx 60' x 60'. Paved terrace to the rear. Laid mainly to lawn with mature shaped conifers to the rear boundary.

**NOTE:**

This is a leasehold property with the remainder of 999yr lease. Ground rent £300 per annum.



**Entrance:**

Porch with inner door opening to:

**Entrance Hall:**

Spacious area with double glazed window to side. Radiator. Built in recessed cloaks cupboard. Stairs to first floor landing. Twin double doors to:

**Cloakroom:**

White suite comprising low level wc. Bracket wash hand basin. Radiator. Double glazed window to front.

**Living Room:** 18' 10" x 11' 10" (5.74m x 3.61m)

Attractive deep square bay window to front. Minster fire surround. 2 radiators. TV aerial point. Twin double doors to:

**Dining Room:** 13' x 9' 10" (3.96m x 3m)

Radiator. Twin double glazed french doors give access to rear garden.

**Kitchen:** 13' 10" x 10' (4.22m x 3.05m)

Comprising double inset stainless steel sink unit with chrome pedestal mixer tap. Base range work surfaces with integrated electric hob and adjoining oven. Extractor hood over with downlight. Further range of matching base and wall mounted cupboards. Utility space and plumbing for dishwasher. Open arch to:

**Utility Room:** 12' x 4' (3.66m x 1.22m)

Double glazed door giving access to rear garden. Circular inset stainless steel sink unit with storage unit. Space and plumbing for washing machine. Access to large understairs storage cupboard.

**First Floor Landing:**

Large double recessed airing cupboard with foam dipped water cylinder and immersion heater. Access to roof space.

**Master Bedroom:** 17' x 13' into bay (5.18m x 3.96m)

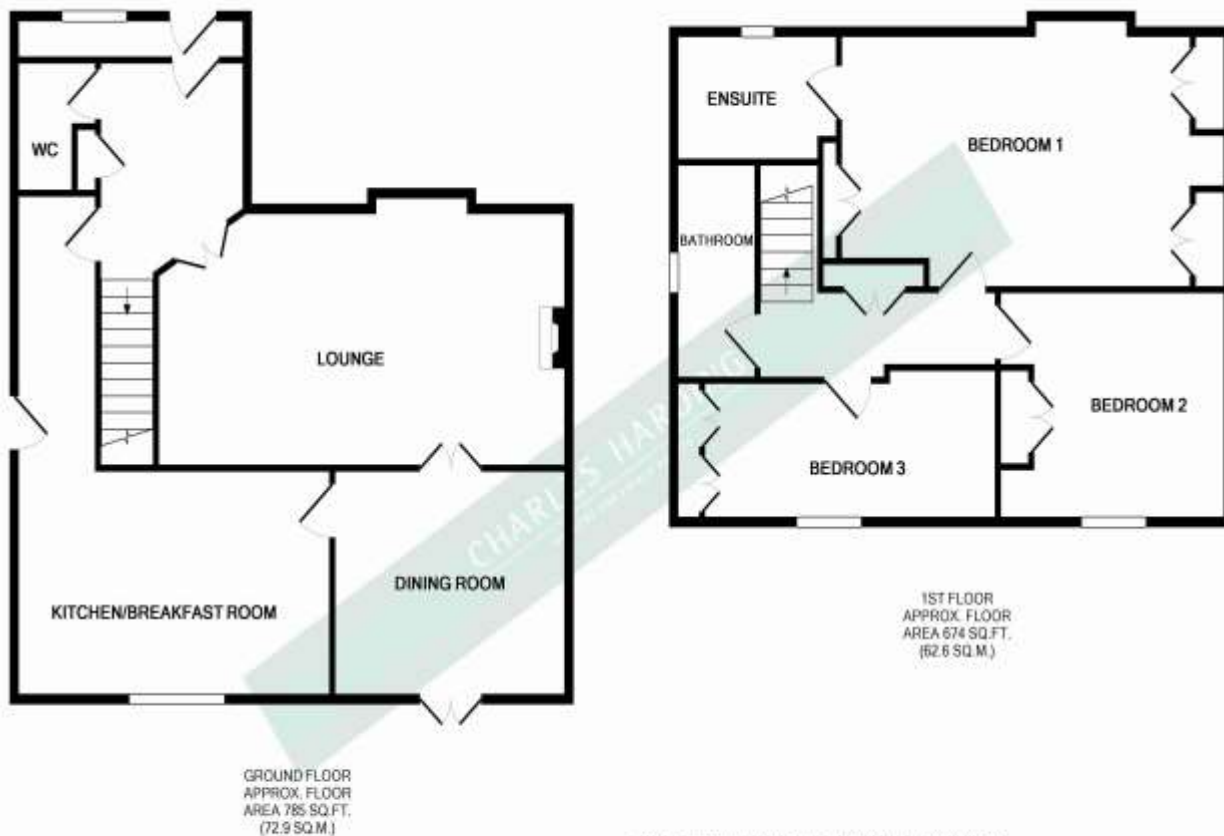
Attractive double glazed square bay window to front. Radiator. Double wardrobe units with central dresser. Additional double wardrobe. Door to:

**En-Suite Bathroom:**

Suite comprising panelled bath. Vanity wash hand basin. Low level wc. Radiator. Shaver point. Double







TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, recesses 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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**Disclaimer:**

While we have made every effort to make our sales particulars reliable and accurate, please be aware that they are only a general guide to the property and do not form part of any contract or offer. We suggest that any prospective buyer gains verification from their solicitor.

Measurements and Services: The approximate room sizes on these details are intended as a guide only and the buyer is advised to verify the dimensions carefully before legal completion. Please note that CHARLES HARDING ESTATE AGENTS have not tested any of the equipment or appliances in this property and cannot verify that they are in working order.

