



*Spencer.*

120c, Broomspring Lane, Broomhall, S10 2FD

## Buy —

A simply charming two double bedroom end terrace cottage style home in gated mews community with private enclosed rear garden.

— from *Spencer.*

- Available with no chain
- Beautifully presented throughout
- Two double bedrooms
- Open plan living kitchen diner
- Family bathroom and downstairs wc
- Enclosed and private rear garden
- Secure gated mews location
- Council Tax Band-A
- EPC Rating-C
- What3words///lasted.happy.youth



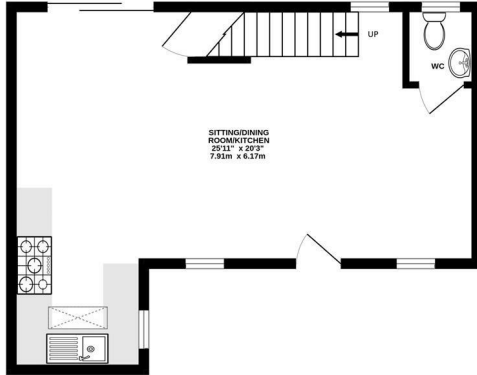
**£245,000**



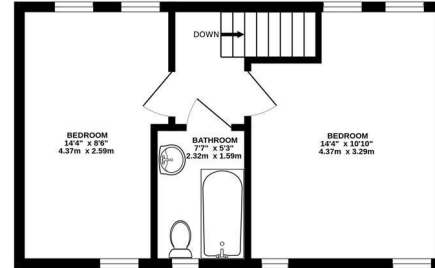


# Floorplan

GROUND FLOOR  
CEILING HEIGHT 2.17 M  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
CEILING HEIGHT 2.37 M  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Viewing: Via the Agents  
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