





Located on an impressive plot with extension potential, stpp, is this charming three bedroom detached home. One of the key selling points of this family home is the elevated position, offering fantastic roaming viewing.

Accommodation comprises to the ground floor a triple aspect, 22ft living room with feature fireplace. There is also a farmhouse style kitchen opening onto the conservatory which could be used as a dining room.

To the first floor are three well proportioned bedrooms and a family bathroom. Internal viewing is recommended to appreciate the plot and the potential this detached home has to offer.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 70                      | 87        |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
|   |   | 69                      | 88        |
| England, Scotland & Wales                                       |   | EU Directive 2002/91/EC |           |



Please refer to

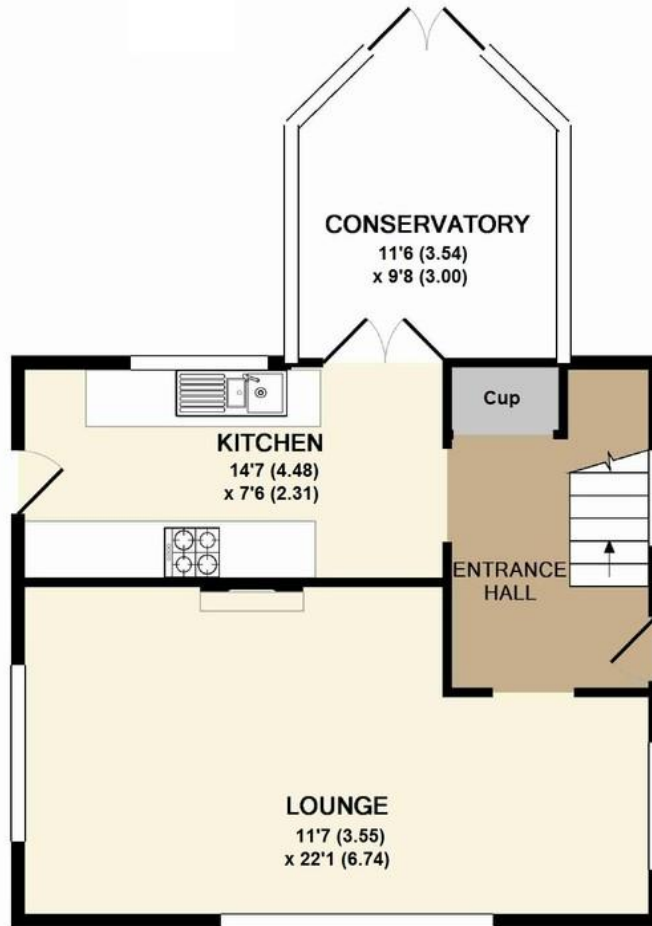
[www.jdmestateagents.com](http://www.jdmestateagents.com)

to view our full area guides



# Broomhill Road

APPROX. GROSS INTERNAL FLOOR AREA 998.46 SQ.FT 92.76 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2013

