



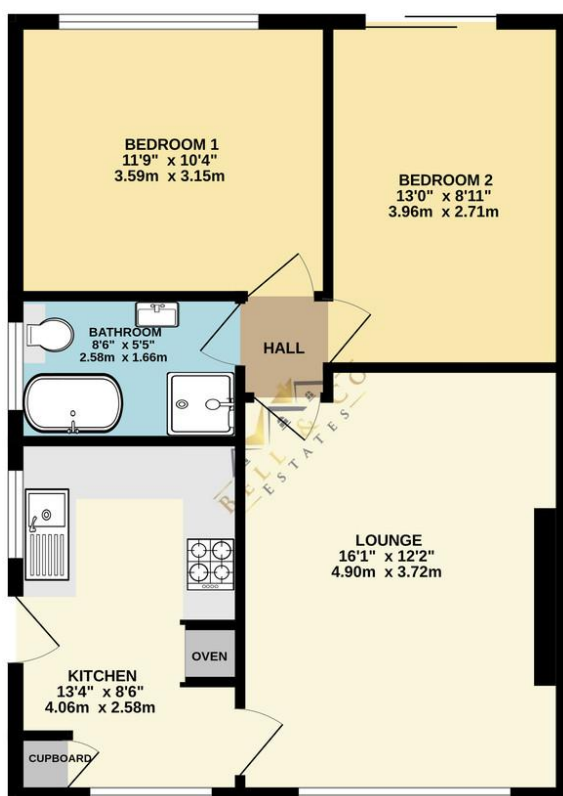
## 36 Broom Grove | South Anston | S25 5GP

£200,000

Bell & Co Estates are proud to present this well-maintained two-bedroom semi-detached bungalow, located in the heart of South Anston. The modern kitchen is well-equipped with integrated appliances and offers plenty of cupboard and worktop space for practical living. A storage cupboard houses the fuse board, keeping things organised. The front-facing lounge is a cosy space. The property includes two double bedrooms, one of the bedrooms has French doors that lead directly onto the rear garden, bringing in natural light and creating easy access to the outdoor space. The modern family bathroom is finished to a high standard and includes a separate shower cubicle, bath, wash basin, and a WC. Within the hallway provides access, via a fitted loft ladder, to the partially boarded attic space. The front garden is laid to lawn and complemented by a driveway with gated access to the side of the property. The rear garden is thoughtfully designed for both relaxation and entertainment, featuring a grassed area, fitted seating, and a decking area with a pergola. The Indian stone patio provides a durable and attractive space for outdoor dining, while the canopy attached to the side of the property offers sheltered outdoor space. Situated in South Anston, this bungalow is in a prime location close to local amenities, transport links, and schools, offering both convenience and tranquility.



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



## Contact Details

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Energy rating

**D**

Valid until  
**23 June 2027**

Certificate number  
**0615-2807-7864-9523-8221**

**Property type** Semi-detached bungalow

**Total floor area** 59 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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