



28 Harrier Way, MARKET DEEPING PE6 8UN

£268,000



*** NO ONWARD CHAIN *** This well-presented three-bedroom end of terrace home is ideally situated close to local amenities. The accommodation briefly comprises an entrance hall, modern fitted kitchen, downstairs cloakroom, and a spacious lounge/diner with French doors opening onto the rear garden. Upstairs, there are three bedrooms, including a principal bedroom with built-in wardrobe and en-suite shower room, along with a family bathroom. Externally, the property benefits from a driveway providing tandem parking for two to three vehicles, and a good-sized enclosed rear garden. EPC Energy Rating B / Council Tax Band B.

UPVC DOUBLE GLAZED HALF GLAZED DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation with cupboard under. Radiator, laminate flooring.

KITCHEN

10' 4" x 7' 11" (3.15m x 2.41m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink. Oven, gas hob with extractor fan over. Space for fridge / freezer, space and plumbing for dishwasher and washing machine. Laminate flooring. UPVC double glazed window to the front.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Radiator, extractor fan.

LOUNGE / DINER

14' 10" x 14' 2" (4.52m x 4.32m) (approx) UPVC double glazed French Doors to the garden, UPVC double glazed window to the side. Radiator.

LANDING

Loft access

BEDROOM ONE

11' 7" x 9' 11" (3.53m x 3.02m) (approx) UPVC double glazed window to the rear. Fitted double wardrobe, radiator.

EN SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail. Part tiled, laminate flooring. UPVC double glazed window to the rear.

BEDROOM TWO

9' 9" x 7' 11" (2.97m x 2.41m) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

6' 7" x 6' 4" (2.01m x 1.93m) (approx) UPVC double glazed window to the front. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with tiled splashback, wash hand basin and WC. Heated towel rail, laminate flooring. UPVC double glazed window to the side.

OUTSIDE

To the front, a path leads to the front door with a gravel area. Driveway provides off road parking for a number of vehicles.

To the rear, the garden is mainly laid to lawn, with a patio area. It is enclosed by timber fencing, gated to the side,

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

