



briggs residential

**6 THE MOORINGS
DEEPING ST JAMES PE6 8FF
£170,000**

LEASEHOLD



Featuring stunning views over the River Welland and open meadows beyond, this ground floor, two bedroom apartment features a patio overlooking the riverbank and has a lovely southerly aspect. Perfect as a first home, this property is offered for sale with no chain. With off-road parking, viewing of this property is highly advised to appreciate the superb views.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Front entrance door opening to

HALLWAY

A good size entrance hall with radiator.

LOUNGE 16' x 12'8 (4.88m x 3.86m)

With French doors with windows either side opening onto the patio with stunning views over the river and meadows beyond, radiator and TV point.

KITCHEN 9'9 x 8'6 (2.97m x 2.59m)

A modern kitchen with a range of wall and base units, integrated fridge/freezer, built-in oven with gas hob and extractor above, integrated dishwasher, work surface, wall tiling, sink unit, radiator, breakfast area and window to front elevation.

BEDROOM ONE 13' x 9'4 (3.96m x 2.84m)

With a feature picture window overlooking the river and meadows beyond, a range of built-in wardrobes with matching bedside cabinets and drawers and radiator.

BEDROOM TWO 9'11 x 7'2 (3.02m x 2.18m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin, low flush WC and heated towel rail.

OUTSIDE

The property has a designated parking space and storage area for wheelie bins. The property has a patio area to the rear with stunning, southerly facing views.

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)

