



**58 Braeburn Road, DEEPING ST JAMES PE6 8GL**

**£240,000**



\*\*\* FIELD VIEWS \*\*\* This three bedroom semi-detached property would make an ideal family home. Briefly comprising spacious lounge, modern kitchen/diner with integrated appliances, utility area and downstairs cloakroom. Upstairs, there are three bedrooms, with built-in wardrobes to the principle, and a family bathroom. Externally, there is off road parking, a garage, and an enclosed garden. The solar panels are owned by the vendor and will be included in the sale of the property. Call 01778 382300 to book your personal viewing. EPC Energy Rating B - Council Tax Band C.



## UPVC DOUBLE GLAZED DOOR INTO:

### ENTRANCE HALL

Radiator. Stairs to first floor accommodation.

### LOUNGE

14' 7" x 11' 0" (4.45m x 3.35m) (approx) Radiator. Two UPVC double glazed windows to the front and side.

### KITCHEN / DINER

18' 2" max x 13' 0" max (5.54m x 3.96m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Oven, hob and hood over with glass splashback. Integrated dishwasher and fridge / freezer. Space and plumbing for washing machine and tumble dryer. Understair pantry, radiator. UPVC double glazed window and door to the rear.

### CLOAKROOM

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

### LANDING

Airing cupboard, storage cupboard, loft access.

### BEDROOM ONE

12' 2" max not including wardrobe x 11' 1" max (3.71m x 3.38m) (approx) UPVC double glazed window to the front. Built in wardrobe, radiator.

### BEDROOM TWO

11' 11" x 9' 8" (3.63m x 2.95m) (approx) UPVC double glazed window to the rear. Radiator.

### BEDROOM THREE

9' 1" x 6' 8" (2.77m x 2.03m) (approx) UPVC double glazed window to the front. Radiator.

### BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Heated towel rail, part tiled, extractor fan. UPVC double glazed window to the rear.

### OUTSIDE

To the front, there is allocated parking. Path to front door.

To the rear, the garden is mainly laid to lawn and enclosed by timber fencing, gated to the side. Decking area, raised flower bed.

### SINGLE GARAGE

Up and over door, light and power connected.

### 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	85
(81-91)	B	86
(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		

