7 Foxgloves, Deeping St James PE6 8SH
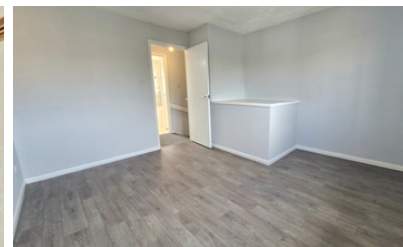
£185,000

*** NO ONWARD CHAIN *** This well presented two bedroom terraced property offers an excellent opportunity for first time buyers or investors alike. The ground floor features an inviting entrance hall, a kitchen, and a spacious lounge/diner with direct access to the rear garden. Upstairs, there are two bedrooms complemented by a contemporary refitted family bathroom. Outside, there is an enclosed garden with rear access and an allocated parking space. EPC Energy Rating D - Council Tax Band A.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL:
Radiator, laminate floor. Door to:

KITCHEN
2.58m x 2.38m (8' 6" x 7' 10") (Approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with tiled splashback. Oven and hob. Space for fridge / freezer, space and plumbing for washing machine. Radiator. UPVC double glazed window to the front.

LOUNGE
4.79m x 3.60m (15' 9" x 11' 10") (Approx) Radiator, laminate flooring, stairs to first floor accommodation. UPVC double glazed window and door to the garden.

LANDING
Loft access, coving to ceiling.

BEDROOM ONE
3.74m max x 3.60m max (12' 3" x 11' 10") (Approx) UPVC double glazed window to the rear. Radiator and laminate flooring.

BEDROOM TWO
3.61m x 1.76m (11' 10" x 5' 9") (Approx) UPVC double glazed window to the front. Radiator and laminate flooring.

BATHROOM
Fitted with a three piece suite comprising 'P' shape bath with shower over and shower screen, wash hand basin with tiled splashback and WC. Heated towel rail, airing cupboard, part tiled. UPVC double glazed window to the front.

OUTSIDE
To the front, a path leads to the front door. Gravel area with inset mature shrub.

To the rear, the garden is enclosed by timber fencing, gated to the rear, laid to lawn, and gravelled, with shrub borders and decking outside the back door. There is an allocated parking space.

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

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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