

# 14 BRAMLEY ROAD MARKET DEEPING PE6 8JG OFFERS OVER £245,000

**FREEHOLD** 













Offered for sale with no chain, this well-kept three bedroom, semi-detached home has a small extension to the side to give a utility room and cloakroom and is approached via a block-paved driveway which provides parking for several vehicles. With open-plan living accommodation to the ground floor, this property is set in a superb location within easy access of Market Deeping town centre and local schools and viewing is highly advised. Call the Briggs Team to book your viewing today.

Visit our website: www.briggsresidential.co.uk
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Front entrance door opening to

#### **HALLWAY**

With radiator and stairs leading to first floor.

# **LOUNGE** 14'1 x 12'8 (4.29m x 3.86m)

With fireplace, radiator, window to front elevation and open access through to

# **KITCHEN/DINING ROOM** 17'4 x 8' (5.28m x 2.44m)

With a range of ample wall and base units with built-in oven with gas hob and extractor above, fridge space, work surface, wall tiling, sink unit, window to rear elevation, dining area, French doors opening onto rear garden and door to

## **UTILITY ROOM** 9'8 x 6'2 (2.95m x 1.88m)

With plumbing for washing machine, central heating boiler, radiator, window to side elevation and door to

#### **CLOAKROOM**

Comprising low flush WC and wash-hand basin.

### **LANDING**

**BEDROOM ONE** 10'8 x 10'2 (3.25m x 3.10m)

With free-standing wardrobe, radiator and window to rear elevation.

**BEDROOM TWO** 10'5 x 7'3 (3.18m x 2.21m)

With free-standing wardrobe, radiator and window to front elevation.

**BEDROOM THREE** 7'3 x 6'8 (2.21m x 2.03m)

With built-in storage cupboard, radiator and window to front elevation.

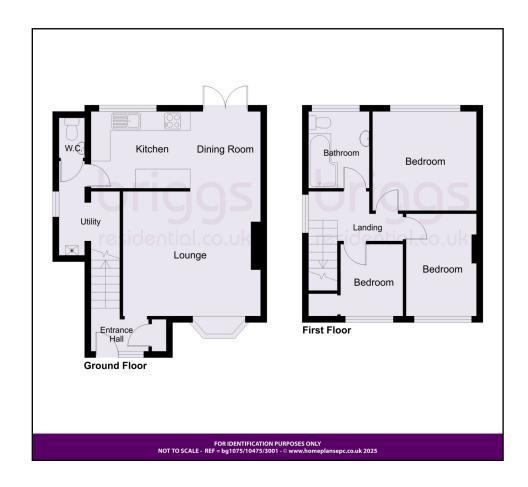
#### **BATHROOM**

A modern suite comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, radiator and window to rear elevation.

### **OUTSIDE**

Approached via a block-paved driveway, which provides parking for many vehicles, this property has side access that leads to a fully enclosed rear garden which is mainly laid to lawn with large patio area, paving, flower borders and timber shed.

EPC RATING: C COUNCIL TAX RATING: B (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any Apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title of the property and suggest buyers obtain such verification from their solicitors.