

17 BRYONY WAY DEEPING ST JAMES PE6 8SZ £195,000 FREEHOLD



This two bedroom semi detached home occupies an excellent prominent position and benefits from a private southerly facing rear garden and has been well kept by the present vendors. With a good size lounge and kitchen diner, this home has two double bedrooms, gas fired central heating, upvc windows and garage to side.

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

With storage for coats and shoes, window to front aspect and door to

LOUNGE

 $16'8 \times 11'10 (5.08m \times 3.61m)$ With TV point, radiator, stairs to first floor and window to front aspect.

KITCHEN BREAKFAST ROOM

11'9 x 10'3 (3.58m x 3.11m)

Comprising wall and base units, built in oven, hob and extractor hood, plumbing for washing machine, space for fridge freezer, work surface, wall tiling, under stairs storage cupboard, sink unit, window to rear aspect and door to rear garden.

LANDING

BEDROOM ONE

11'10 x 10'3 max (3.60m x 3.11m) With radiator and window to front aspect.

BEDROOM TWO

11'10 x 7'7 (3.60m x 2.31m) With radiator and window to rear aspect.

BATHROOM

Comprising panelled bath with shower screen and shower above, low flush WC, wash hand basin, wall tiling, radiator and window to side aspect.

OUTSIDE

The driveway provides parking for two vehicles and leads to a single garage. The southerly facing enclosed rear garden is mainly laid to lawn with shrubs and patio area.

EPC RATING: C



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.