



briggs residential

**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 x 11'10 (5.08m x 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



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