

6 THE MOORINGS DEEPING ST JAMES PE6 8FF OFFERS OVER £180,000

LEASEHOLD



Featuring stunning views over the River Welland and open meadows beyond, this ground floor, two bedroom apartment features a patio overlooking the riverbank and has a lovely southerly aspect. Perfect as a first home, this property is offered for sale with no chain. With off-road parking, viewing of this property is highly advised to appreciate the superb views.

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

A good size entrance hall with radiator.

LOUNGE 16' x 12'8 (4.88m x 3.86m)

With French doors with windows either side opening onto the patio with stunning views over the river and meadows beyond, radiator and TV point.

KITCHEN 9'9 x 8'6 (2.97m x 2.59m)

A modern kitchen with a range of wall and base units, integrated fridge/freezer, built-in oven with gas hob and extractor above, integrated dishwasher, work surface, wall tiling, sink unit, radiator, breakfast area and window to front elevation.

BEDROOM ONE 13' x 9'4 (3.96m x 2.84m)

With a feature picture window overlooking the river and meadows beyond, a range of built-in wardrobes with matching bedside cabinets and drawers and radiator.

BEDROOM TWO 9'11 x 7'2 (3.02m x 2.18m) With radiator and window to front elevation.

BATHROOM

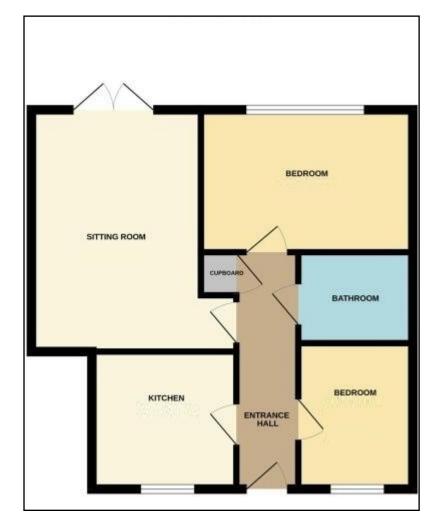
Comprising panelled bath with shower above, wash-hand basin, low flush WC and heated towel rail.

OUTSIDE

The property has a designated parking space and storage area for wheelie bins. The property has a patio area to the rear with stunning, southerly facing views.

EPC RATING: C

COUNCIL TAX BAND: 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.