



**73 BURCHNALL CLOSE, DEEPING ST JAMES
PE6 8TG**

£235,000

FREEHOLD



**briggs
residential**

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Offered for sale with no chain and with a fully enclosed private garden to the rear, this three bedroom semi-detached home has a good size kitchen/dining room enjoying views over the gardens, a good size lounge, ground floor cloakroom and also benefits from having a driveway which leads to a single garage. Viewing of this home is highly advised to appreciate its superb location within this sought-after area.

Entrance door opening to

HALLWAY

With tiled flooring, radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to rear elevation.

LOUNGE 14'10 x 14'6 (4.52m x 4.42m)

With radiator, TV point and window to front elevation.

KITCHEN/DINING ROOM 14'10 x 10'5 (4.52m x 3.18m)

A good size light and airy room with a range of wall and base units, cooker point, fridge space, plumbing for washing machine, sink unit, window to rear elevation and dining area with French doors opening onto the rear garden.

LANDING

With radiator and access to loft.

BEDROOM ONE 12'11 x 8'2 (3.94m x 2.49m)

With radiator and window to front elevation.

BEDROOM TWO 11'3 x 8'3 (3.43m x 2.51m)

With radiator, built-in airing cupboard and window to rear elevation.

BEDROOM THREE 8'4 x 6'5 (2.54m x 1.96m)

With radiator and window to front elevation.

BATHROOM

A modern suite comprising P-shaped bath with shower above, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

OUTSIDE

The property has a driveway which leads to a single garage.

The rear garden provides a high degree of privacy and is mainly laid to lawn with patio area, paving and mature shrubs.

EPC RATING: TBC

COUNCIL TAX BAND: B (SKDC)

Awaiting Floorplan