



# briggs residential

**47 WELLINGTON WAY  
MARKET DEEPING, PE6 8LE  
OFFERS OVER £115,000**

**LEASEHOLD**



This large first floor flat overlooking a green offers surprisingly large accommodation including two double bedrooms, an 18' kitchen/breakfast room and good size lounge. With gas-fired central heating this property has a large loft space, has its own garden and is offered for sale with no chain. This is a perfect opportunity to get into the housing market, so why not book your viewing today.

**Visit our website: [www.briggsresidential.co.uk](http://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**

Entrance door opening to

### HALLWAY

With storage area and stairs leading to first floor.

### INNER HALLWAY

A large inner hallway with access to loft, built-in airing cupboard and access to walk-in storeroom.

### STOREROOM 5'1 x 4'8 (1.55m x 1.42m)

With gas central heating boiler and storage.

### LOUNGE 13 x 10'8 (3.96m x 3.25m)

With windows to front and side elevations, TV point and radiator.

### KITCHEN/BREAKFAST ROOM 18'8 x 7'6 (5.69m x 2.29m)

With a range of wall and base units, cooker point, fridge space, plumbing for washing machine, work surface, wall tiling, breakfast bar and window to side elevation.

### BEDROOM ONE 10'2 x 9'4 (3.10m x 2.84m)

Radiator and window to front elevation

### BEDROOM TWO 10 x 8'4 (3.05m x 2.54m)

Built-in wardrobe and window to front elevation.

### BATHROOM

Comprising panelled bath, wash-hand basin and window to side elevation.

### CLOAKROOM

Comprising low flush WC and window to side elevation.

(These two rooms could easily be converted into one large bathroom).

### OUTSIDE

The property has its own garden area which is presently laid to gravel.

Agent's Note: The property is Leasehold with approximately 80 years left on the lease and with a yearly charge of £232 which covers buildings insurance.

EPC RATING: C

COUNCIL TAX BAND: A (SKDC)

