



**MILLFIELD ROAD, DEEPING ST JAMES, PE6 8QX**  
**£185,000 FREEHOLD**

AN ESTABLISHED SEMI-DETACHED FAMILY HOME IN NEED OF SOME REFURBISHMENT, A GREAT LOCATION CLOSE TO SCHOOLS AND LOCAL AMENITIES, THREE BEDROOMS, TWO RECEPTION ROOMS AND A GOOD SIZE REAR GARDEN, SOLD WITH THE ADVANTAGE OF NO UPWARD CHAIN.

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Set along an established roadway, you cross the gravel driveway and under the canopy storm porch with part glazed UPVC entrance door through to:

#### ENTRANCE HALL

A bright entrance greets you with stairs to the first floor accommodation, radiator and power points.

#### SITTING ROOM

14'9 x 10'7 a light room with UPVC window to the front aspect, radiator, power points and TV point.

#### KITCHEN

8'4 x 10'3 with UPVC window to the rear aspect, comprising a range of base and eye level storage units incorporating wood work surface with stainless steel sink inset and mixer tap over, cooker space, fridge space, pantry, breakfast bar, tiled flooring and power points.

#### DINING ROOM

8'6 x 10'3 with UPVC window to the rear aspect, radiator and power points.

#### REAR LOBBY/UTILITY

10'3 x 3'8 a handy space with part glazed UPVC door to the side aspect and UPVC window to the side, wall mounted boiler, plumbing and space for washing machine, radiator, power points, under stairs storage cupboard and tiled flooring.

#### LANDING

With UPVC window to the side aspect, loft access and recessed storage cupboard.

#### CLOAKROOM

With frosted UPVC window to the side aspect, low level WC and tiled flooring.

#### BATHROOM

With UPVC window to the rear aspect, comprising a two-piece suite, wash hand basin, vanity unit and panel bath with shower taps over, tiled splash backs and heated towel rail.

#### BEDROOM

11'11 x 10'6 with UPVC window to the rear aspect overlooking the garden and school ground behind. Radiator and power points.

#### BEDROOM

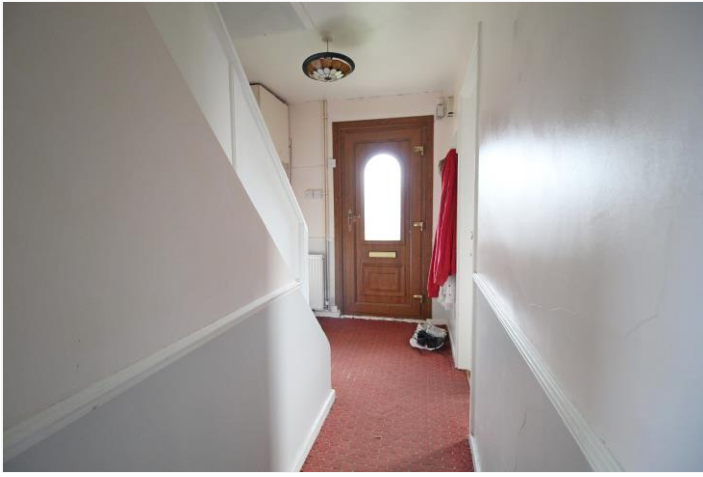
10'6 x 11'1 with UPVC window to the front aspect, radiator and power points.

#### BEDROOM

7'5 x 9'9 with UPVC window to the front aspect, recessed storage cupboard, radiator and power points.

#### OUTSIDE

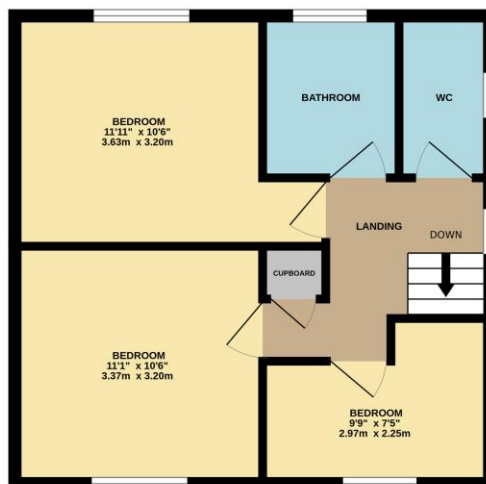
A great spot, close to local schools and amenities, the frontage is open and mainly lawn with gravel driveway offering off road parking. Gated access to the rear gardens and potential further parking to the side. The gardens are enclosed by panel fencing and mature hedging, mainly laid to lawn with paved pathway and timber shed, the gardens are adjacent to school grounds and over a decent degree of privacy.



GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



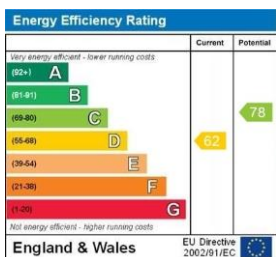
1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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