



## Blackthorn Close Deeping St James, PE6 8TA

Well-proportioned 1 bedroom terraced house in a residential part of Deeping St James, with the benefit of a conservatory extension and off-road allocated parking.

£750 PCM

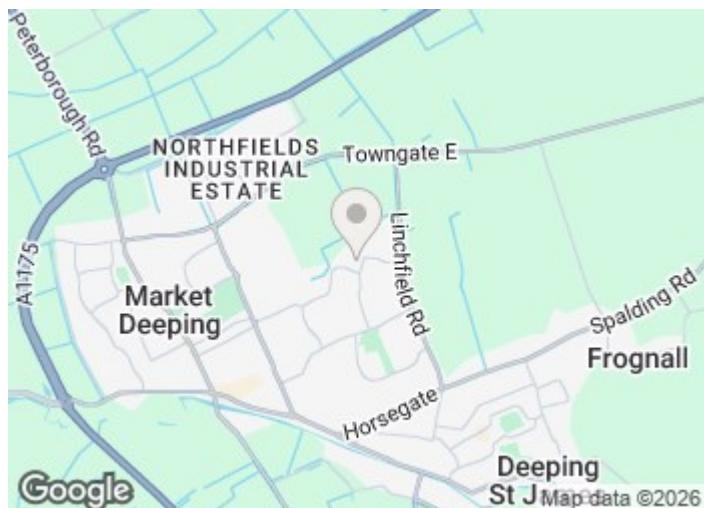
# Blackthorn Close

## Deeping St James, PE6 8TA



- 1 Bedroom House
- Conservatory
- Available Early December 2025
- Modernised Throughout
- Enclosed Rear Garden
- EPC Rating D
- Allocated Off-Road Parking for 1 Vehicle
- Double Bedroom & Separate Shower Room
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall	First Floor Landing
Kitchen	Bedroom
Living/Dining room 11'10 x 10'10 (3.61m x 3.30m)	11'10 x 10'10 (3.61m x 3.30m)
Conservatory 7'7 x 7'7 (2.31m x 2.31m)	Shower Room
	Allocated Off Road Parking

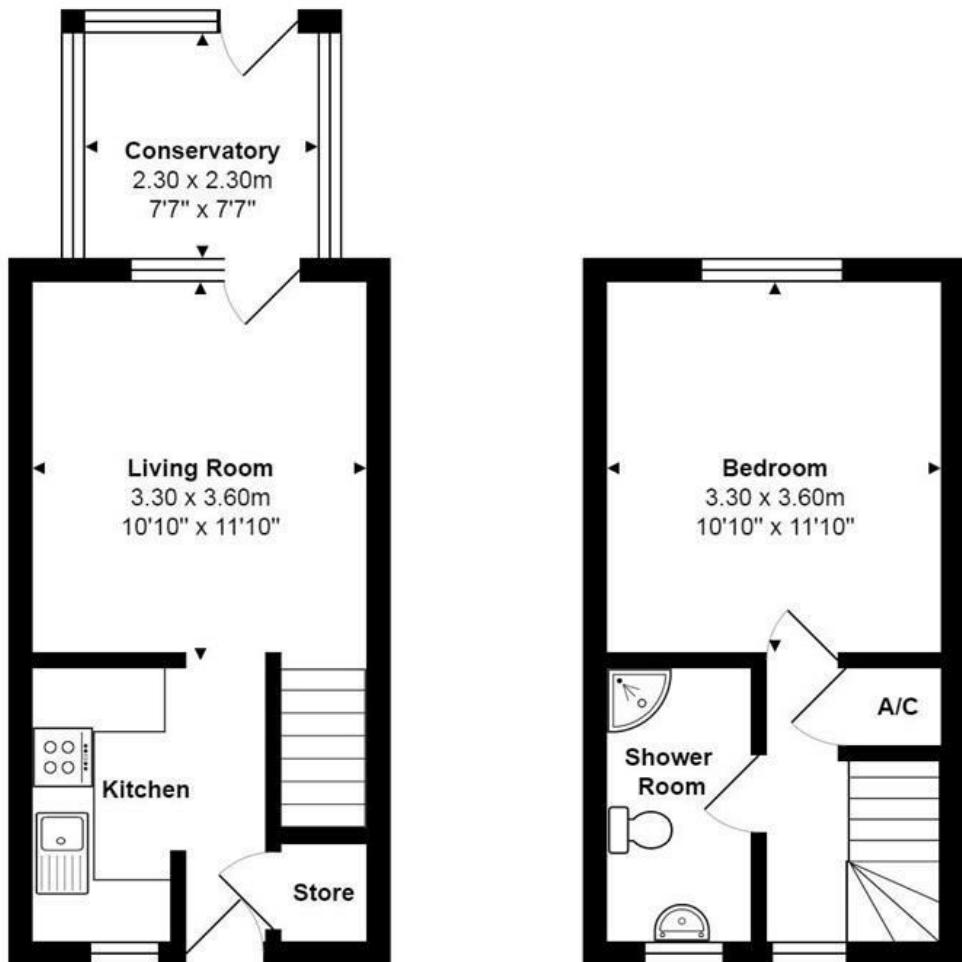


### Directions

Please use the following postcode for Sat Nav guidance - PE6 8TA



## Floor Plan



Blackthorn Close, Deeping St James

Total Area: 48.7 m<sup>2</sup> ... 524 ft<sup>2</sup>

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	