



COURTFIELDS, MARKET DEEPING, PE6 8GD
£222,500 FREEHOLD

A modern two-bedroom bungalow set in a pleasant tucked away position on this popular development, ideally situated with bus stop, local doctors practice and Tesco store all within a quarter of mile. A lovely sitting room fitted kitchen and modern shower room completes the accommodation, there is a single garage and a westerly facing rear garden. The property is also offered for sale with the added advantage of no forward chain.

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ACCOMMODATION

With entrance door through to;

ENTRANCE HALL

With radiator

CLOAKROOM

With frosted UPVC window to front, fitted suite with pedestal wash hand basin and wc, extractor fan, radiator, tiled flooring

SITTING ROOM

10'9 x 17'4 with UPVC window to front aspect, power points, TV point, telephone point, radiator, coal effect gas fireplace set in feature surround

KITCHEN

7'11 x 10'3 with UPVC window to side aspect, fitted with a range of wall and base level storage units with contrasting work surface, space for fridge/freezer, space for washing machine, integrated electric oven with gas hob above, extractor above, sink unit with mixer tap, power points, door to side aspect

INNER HALLWAY

Built in storage cupboard housing gas boiler

BEDROOM

9'9 x 13' with UPVC window to rear aspect, power points, radiator, access to loft space

BEDROOM

8'11 x 9'8 with UPVC window to rear aspect, power points, radiator

SHOWER ROOM

With frosted UPVC window to side aspect, modern suite with double shower with shower over, wash hand basin in vanity unit with inset sink, heated towel rail

OUTSIDE

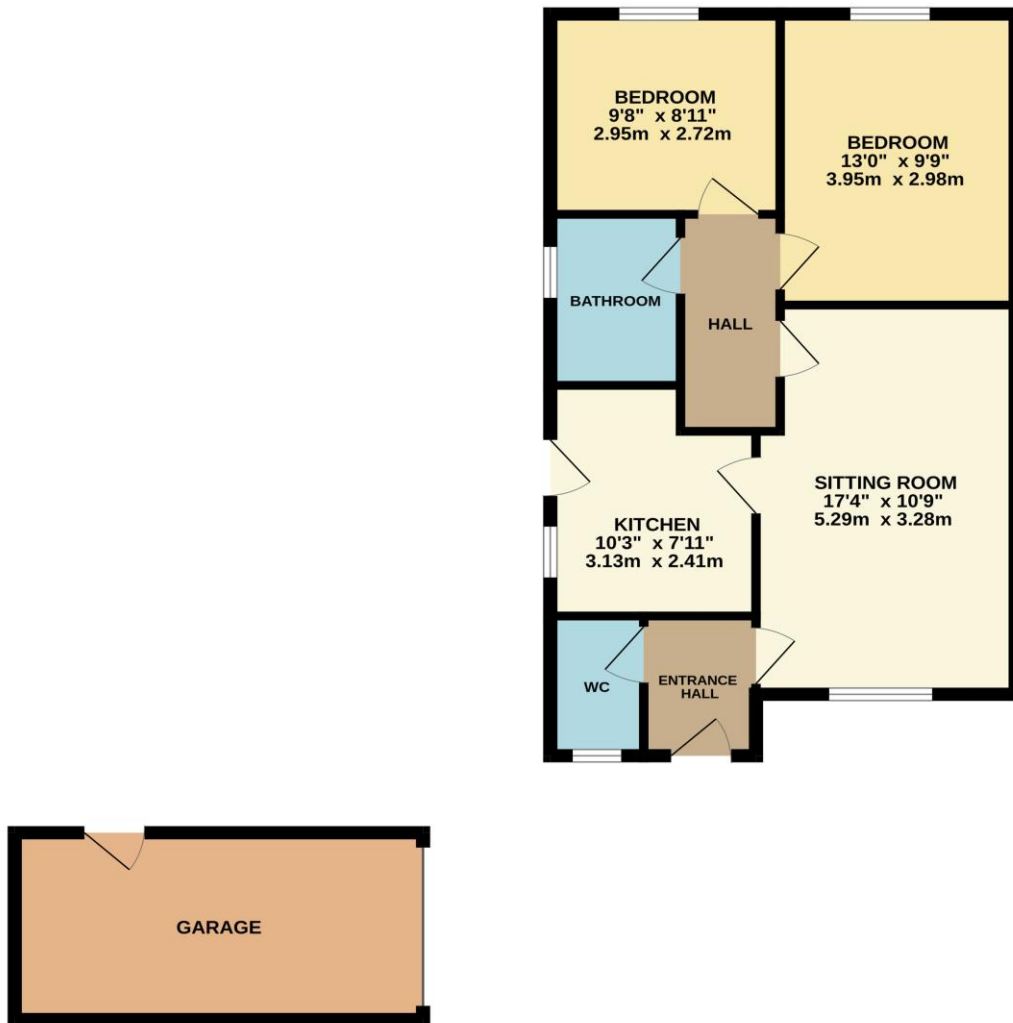
Set within a small close on this popular development, the front of the property is accessed via a pathway leading to the main entrance door, flanked by lawn. There is a side gate which provided side pedestrian access and leads to the rear garden. The rear garden is enclosed by fencing to side and rear aspect, mainly laid to lawn with a patio area ideally for seating. The

rear garden provides a westerly facing aspect. To the front of the property there is a parking space in front of the single garage, the garage has power and light connected as well as a side pedestrian door.



GROUND FLOOR

750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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