



**BRAEBURN ROAD, DEEPING ST JAMES, PE6 8GP**  
**£99,000 LEASEHOLD**

A modern terrace property, an ideal first home and well located within a popular development. a bright sitting room, kitchen dining and cloakroom to the ground floor and two good bedrooms and bathroom to the first floor, enclosed gardens, allocated parking and solar panels.

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Across the allocated parking area and under the tiled canopy porch with part glazed entrance door, opening through to:

#### SITTING ROOM

12'3 x 13'7 a bright and inviting sitting room with UPVC window to the front aspect, stairs leading to the first-floor accommodation, handy understairs storage cupboard, radiator, power points, TV point and finished with wood effect flooring.

#### LOBBY/UTILITY

With roll edge work surface, power points, plumbing and space for washing machine and tiled effect flooring

#### CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, radiator, tiled effect flooring and extractor fan.

#### KITCHEN DINING

12'3 x 8'1 with UPVC French doors onto the rear gardens, comprising a range of base and eye level storage units incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and four

ring gas hob with stainless steel extractor fan over, fridge freezer space, radiator, power points and tiled effect flooring.

#### LANDING

With loft access and power points

#### BEDROOM

12'3 x 10'1 (max) 8'10 (min) a lovely light room with UPVC window to the front aspect, built in double wardrobe with hanging rails, radiator and power points.

#### BATHROOM

Comprising a modern three-piece suite, low level WC, wash and basin and panel bath with shower taps over and glass screen, tiled splash backs, tiled effect flooring and extractor fan.

#### BEDROOM

12'3 x 9'2 with UPVC window to the rear aspect, radiator, power points and finished with wood effect flooring.

#### OUTSIDE


Well located within a popular development, the frontage is open with allocated off road parking at the rear for two vehicles, gated access

leads to the rear gardens which are enclosed by panel fencing, hard landscaped with paved pathways and patio seating, space for timber shed.

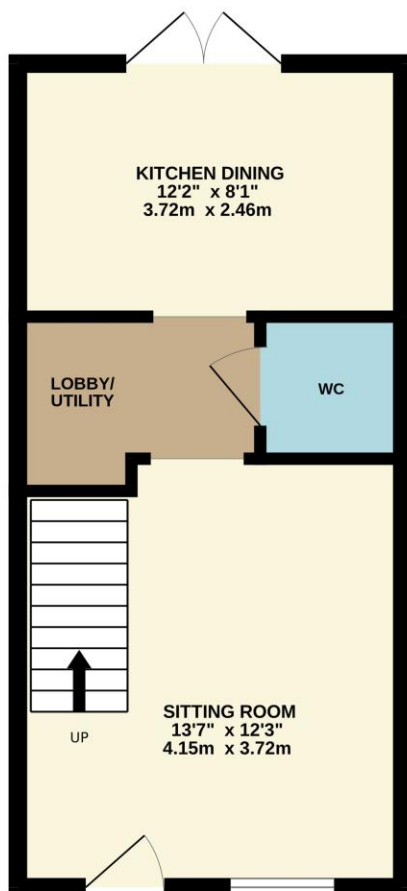
#### AGENT NOTES

The purchase price is for 50 % Shared Ownership. The vendor informs us that the rental figure for the remaining 50 % is currently £211.81 per month and there is an additional service charge per month of £49.38.

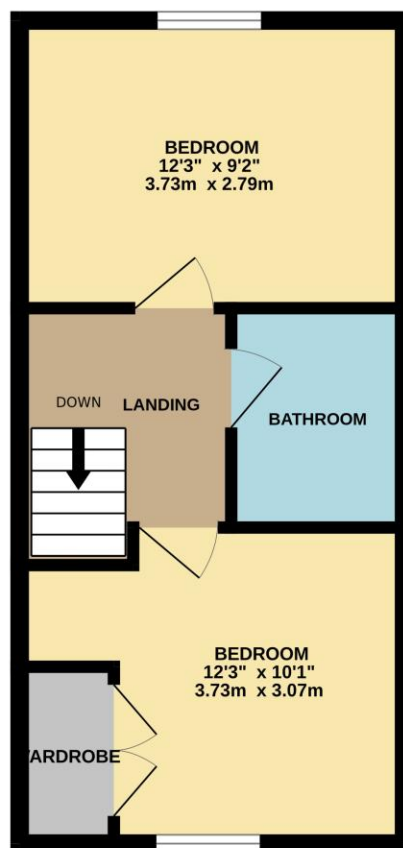


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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