



**BEAUFORT AVENUE, MARKET DEEPING, PE6 8JD**  
**£219,000 FREEHOLD**

A neat and tidy semi-detached chalet bungalow, well located along a popular cul de sac, less than half a mile from local amenities and doctors. Much improved with refitted kitchen and shower room, a bright sitting room and three bedrooms, sold with the advantage of no upward chain.

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for every step...



Along the driveway and up to the neat façade, with part glazed composite entrance door through to:

**ENTRANCE LOBBY**

A welcoming reception greets you with large recess coats cupboard with hanging, power points.

**KITCHEN**

9'9 x 7'7 a bright kitchen with UPVC window to the side and part glazed UPVC door to the side, comprising a range of refitted base and eye level storage units incorporating roll edge work surface with stainless steel sink inset with mixer tap over, integrated oven and four ring hob, integrated slimline dishwasher, integrated fridge and freezer, concealed wall mounted boiler, power points and modern herringbone style flooring.

**SITTING ROOM/DINING**

18'4 x 10'2 another light and inviting room with UPVC picture window to the front aspect, feature fireplace with gas fire inset, radiator, power points and TV point.

**LOBBY**

Reconfigured with side stairs to the first-floor guest bedroom, loft access and power points

**SHOWER ROOM**

With frosted UPVC window to the side aspect, comprising a refitted suite, low level WC, wash hand basin and walk in wet area with electric shower over and drain set into flooring, Aqua board splash backs and chrome heated towel rail. There is a handy recess cupboard with plumbing and space for washing machine.

**BEDROOM**

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

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11'10 x 8'11 with UPVC window to the rear aspect, bespoke fitted understairs storage, radiator and power points.

**LANDING**

With stairs around to the guest bedroom and large crawl in eaves storage

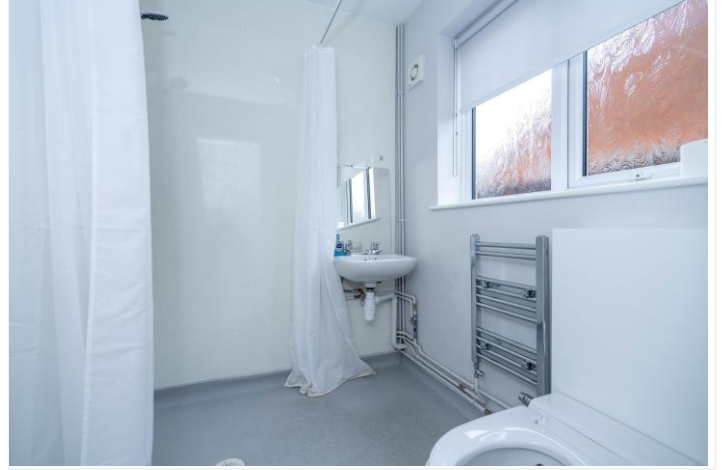
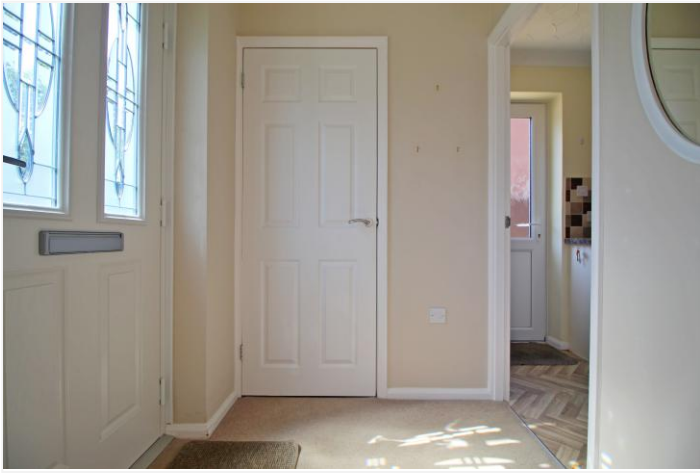
**GUEST BEDROOM**

8'4 x 9'9 (min) 18'4 (max) a great addition to the accommodation with UPVC window to the side aspect, power points and double doors to large recess storage cupboard

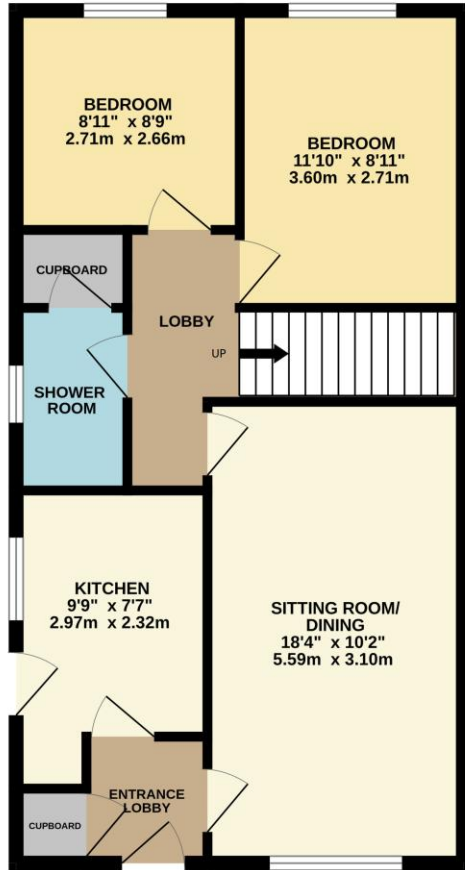
**OUTSIDE**

Set toward the end of a popular cul de sac. The frontage is open and laid to

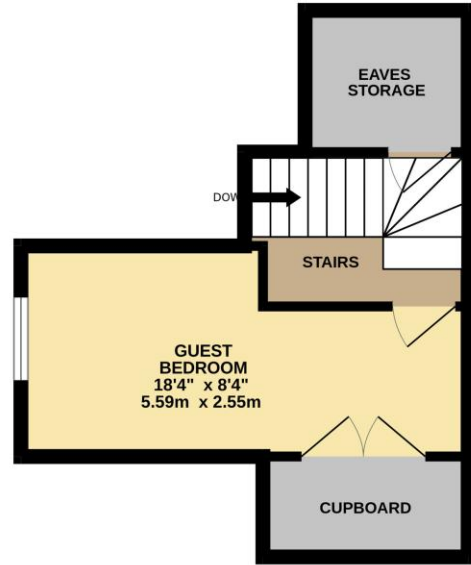
neat lawns with driveway to the side offering off road parking, diel cast gates open through to further off-road parking. The rear gardens are mainly enclosed by fencing, laid to lawn with patio seating with further rear patio seating and timber store shed.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



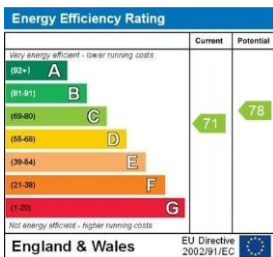
1ST FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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