



**BRAEBURN ROAD, DEEPING ST JAMES, PE6 8GL  
£195,000 FREEHOLD**

A modern mid terrace home, an ideal first time buy or investment with two good sized bedrooms within a popular development. There are a sitting room, kitchen diner and cloakroom to the ground floor, enclosed westerly facing rear gardens and allocated parking, sold with the advantage of no chain.

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## ACCOMMODATION

Set away from the roadway along a small enclave, you cross the allocated parking and up to the canopy porch with part glazed entrance door opening through to:

### SITTING ROOM

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

### INNER LOBBY

A cleverly arranged space with roll edge work surface, plumbing and space for washing machine, power points and wood effect flooring.

### CLOAKROOM

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

### KITCHEN DINING

12'3 x 8'1 another light space with UPVC French doors opening onto

the westerly facing rear gardens, comprising a range of modern base and eye level storage units, incorporating roll edge work surface with 1 1/4 sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, fridge freezer space, radiator, power points and wood effect flooring.

### LANDING

With loft access and doors spanning out to:

### BEDROOM

10'1 x 9' a good-sized bedroom with UPVC window to the rear aspect, built in double storage cupboard, radiator and power points.

### BATHROOM

Comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with mixer shower over, heated towel rail, extractor fan and tiled effect flooring.

### BEDROOM

8'11 x 10'1 (min) 12'3 (max) with

UPVC window to the front aspect, built in double storage cupboard radiator and power points.

### OUTSIDE

The frontage is open with allocated off road parking and further visitors parking. The rear gardens enjoy a westerly facing aspect, laid to lawn with paved pathway and side gated access



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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