



PAWLETT CLOSE, DEEPING ST JAMES, PE6 8HW
£189,995 FREEHOLD

Set at the end of a popular close lies this two-bedroom semi-detached home with single garage offered for sale with no forward chain. Well located for schools and Jubilee Park, it would make an ideal first home or investment purchase

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Across the driveway leading to the entrance door, opening through to the;

ENTRANCE PORCH

A place to hang coats, with built in storage cupboard, door to;

SITTING ROOM

12'11 x 12'6 a lovely light airy room with UPVC window to front aspect, two radiators, power points, TV point, stairs to first floor accommodation

KITCHEN BREAKFAST ROOM

9'4 x 12'6 a pleasant space with space for a breakfast/small dining table, with UPVC window to the rear overlooking the rear garden, fitted with a range of wall and base level units with worktop above, space for cooker, extractor hood over, space for washing machine, space for fridge, radiator, wall mounted boiler, power points, door to garden

LANDING

With UPVC window to side aspect,

access to loft space, power point

BEDROOM ONE

9'10 x 12'6 with UPVC window to front aspect, radiator, power points

BEDROOM TWO

6'8 x 9'6 with UPVC window to rear aspect, power points, radiator, built in over stairs storage cupboard, built in cupboard

BATHROOM

With frosted UPVC window to rear aspect, fitted suite with panelled bath, mixer tap, electric shower over, pedestal wash hand basin, close coupled wc, wall tiling, radiator

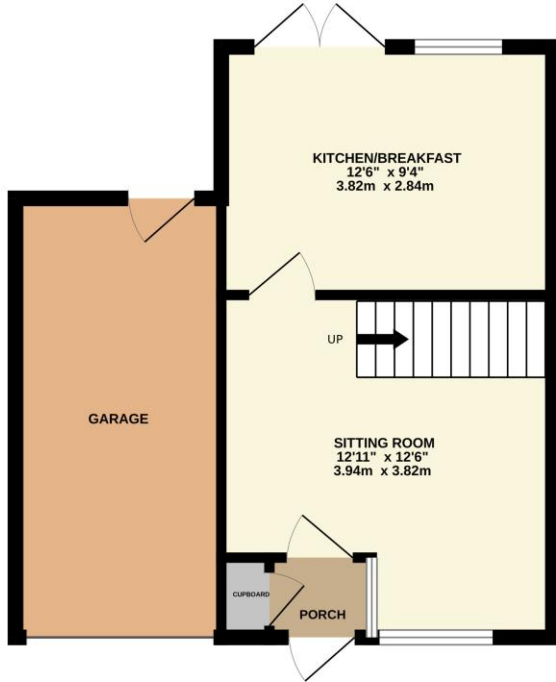
OUTSIDE

Well located at the end of the close with driveway parking leading to single garage. An attractive frontage with lawn area, planted shrubs and bushes. Side gated access leads to the rear garden which is enclosed by fencing to side and rear aspect,

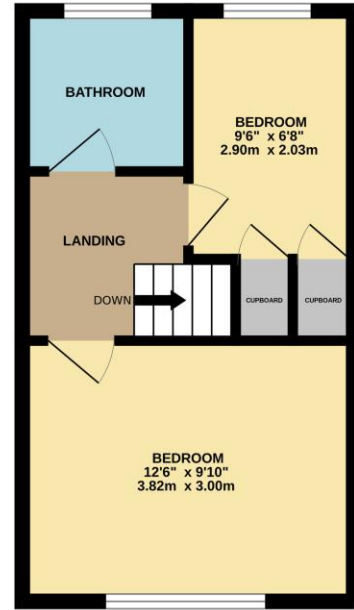
mainly laid to lawn with two gravelled seating areas, a pleasant space to relax with a high degree of privacy



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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