



Braeburn Road, Deeping St. James, Peterborough
£255,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Lounge
- Kitchen/Diner
- En Suite to Master and separate Family Bathroom
- Downstairs Cloakroom

Accommodation Includes

Entrance Hall

Window to front, stairs to first floor, doors to:

Lounge

4.98m x 3.00m (16'4" x 9'10"). Window to front, double doors to garden.

Cloakroom

Fitted with a two piece suite comprising corner wash hand basin, WC, window to front.



Kitchen/Diner

4.98m x 4.35m maximum (16'4" x 14'2" maximum). Fitted with a matching range of base and eye level units with worktop space over, space for fridge freezer, plumbing for washing machine, electric oven and gas hob, window to front, double doors to garden, understairs storage cupboard with electrics and space for tumble drier.

First Floor Landing

Window to rear, doors to:

Bedroom One

4.0m x 3.58m maximum (13'1" x 11'9" maximum). Built-in double wardrobe, window to front.

En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin, WC, window to front.

Bedroom Two

3.02m x 2.62m (9'11" x 8'7" plus recess). Built-in overstairs storage cupboard/wardrobe, window to front.

Bedroom Three

2.26m x 2.03m (7'5" x 6'8"). Window to rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Bathroom

Fitted with a three piece suite comprising panelled bath with rainfall shower over, wash hand basin, WC, window to rear.

Outside

To the front of the property there is a lawned garden. There is an enclosed rear garden laid to lawn with a paved patio seating area and gated access leading to driveway parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01778 343322

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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