



Broadgate Lane, Deeping St James, Peterborough

Price: Freehold £160,000

- Established Terraced House
- Three Bedrooms
- Lounge
- Kitchen
- Downstairs Bathroom & Cloakroom
- Off Road Parking
- Gardens
- No Upward Chain

EPC Rating: E



Accommodation Includes

Pvcu double glazed front door with leaded light leading to:

Entrance Hall

Stairs to first floor landing, door to:

Lounge

4.14m x 3.99m (13'7" max x 13'1"max) including chimney breast. Pvcu double glazed window to front, feature open fire with adam style surround, marble effect hearth and back boiler, walk-in understairs storage cupboard, tv point, coving to textured ceiling, door to:

Kitchen

4.95m x 2.36m (16'3"max x 7'9"max) including airing cupboard. Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble drier, built-in oven, built-in hob, extractor over, pvcu double glazed window to rear, airing cupboard, pvcu double glazed back door giving access to the rear garden, door to:

Inner Hallway

Wall mounted electric storage heater, door to bathroom, door to:

Cloakroom

Pvcu double glazed window to side, fitted with low-level wc.

Family Bathroom

Fitted with two piece coloured suite comprising panelled bath with hand shower attachment and pedestal wash hand basin, tiled splashbacks, pvcu double glazed window to side, wall mounted electric heater.

First Floor Landing

Doors to:

Bedroom 1

4.01m x 2.92m (13'2"max x 9'7"max) including fireplace. Pvcu double glazed window to front, built-in wardrobe, feature fireplace, wall mounted electric storage heater, picture rail.

Bedroom 2

3.71m x 2.44m (12'2"max x 8'max). Pvcu double glazed window to rear, wall mounted electric storage heater.

Bedroom 3

2.74m x 2.44m (9' x 8'). Pvcu double glazed window to rear, wall mounted electric storage heater.

Outside

Set back from Main Road. Front garden mainly laid to lawn, path leads to front door. Rear yard with brick built outbuilding, rear garden laid mainly laid to lawn, paved patio area ,off road parking space.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD202400 - 0009