



Braeburn Road, Deeping St James, Peterborough

Price: Leasehold £110,000 shared ownership

- 50% Shared Ownership
- Semi Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- Two Parking Spaces
- Enclosed Garden
- Corner Plot

EPC Rating: B



Accommodation Includes

Storm canopy, part glazed front door leading to:

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

5.61m x 3.05m (18'5"max x 10'max) excluding bay window. Pvcu double glazed bay window to side, pvcu double glazed window to front, two radiators, tv point.

Kitchen/Diner

5.61m x 3.58m (18'5" max x 11'9"max) Irregular shaped room. Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, 1¼ bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, extractor over, pvcu double glazed window to front and one to side, built-in understairs storage cupboard, two radiators, pvcu double glazed french doors giving access into the enclosed garden, door to:

Cloakroom

1.75m x 1.52m (5'9" x 5'0"). Fitted with two piece white suite comprising, wash hand basin, low-level wc and extractor fan, tiled splashback, radiator.

First Floor Landing

Built-in cupboard with wall mounted gas radiator heating boiler, built-in airing cupboard, radiator, access to loft space with loft ladder, doors to:

Bedroom 1

3.58m x 3.23m (11'9"max x 10'7"max) including recess and excluding door recess. Pvcu double glazed window to front, radiator, tv point, telephone point.

Bedroom 2

3.58m x 3.12m (11'9" max x 10'3"max) excluding door recess. Pvcu double glazed window to front, built-in double wardrobe, radiator.

Bedroom 3

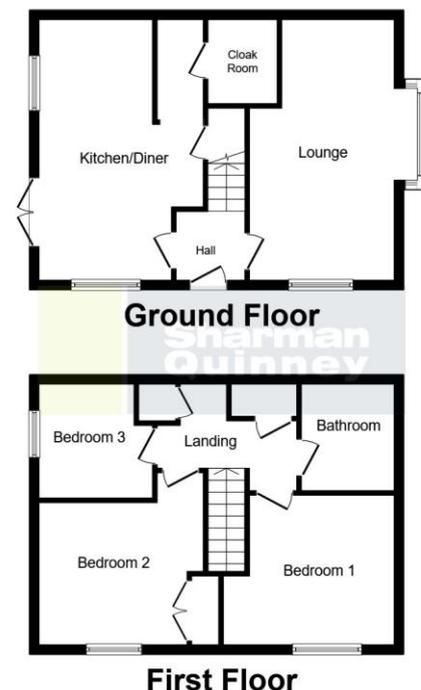
2.49m x 2.44m (8'2"max x 8'max) including door recess. Pvcu double glazed window to side, telephone point, radiator.

Family Bathroom

Fitted with three piece white suite comprising panelled bath with hand shower attachment and glass screen, pedestal wash hand basin, shaver point, low-level wc, tiled splashbacks, extractor fan.

Outside

Corner plot, front and side is open plan, laid mainly to lawn with various plants and shrubs, tandem tarmac driveway providing off road parking, wooden gated access into the enclosed side garden which is laid mainly to lawn, wooden garden shed, paved patio area, outside tap and lighting.



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). Plan produced for Sharman Quinney. Powered by www.focalagent.com



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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: MRD203196 - 0002