



Rycroft Avenue, Deeping St. James
£200,000 GUIDE PRICE Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Home
- Downstairs Cloakroom

Accommodation Includes

Entrance porch with sliding door to front door

Front door leading to hallway with stairs to first floor, radiator and under stairs storage.

Door leading to:

Lounge/Dining Room

6.88m x 3.22m max (22'7" x 10'6" max). Window to front elevation, 2 radiators, sliding patio doors from dining area to rear garden. Serving hatch to kitchen.

Kitchen:

3.44m x 2.47m (11'3" x 8'1"). Range of base and wall units, gas cooker and under counter fridge,



sink with mixer tap, window to rear elevation, radiator, door to:

Utility Room:

2.24m x 2.75m max (7'4" x 9' max). Door to rear garden and window to rear elevation, space for washing machine and tumble dryer, boiler, door to downstairs wc and wash hand basin, door to garage.

Stairs to first floor and landing and airing cupboard.

Bedroom 1:

3.24m x 3.32m (10'7" x 10'10"). Loft access with window to front elevation and radiator.

Bedroom 2:

3.51m x 3.24m max (11'6" x 10'7" max). Radiator with window to rear elevation, built in wardrobes.

Bedroom 3:

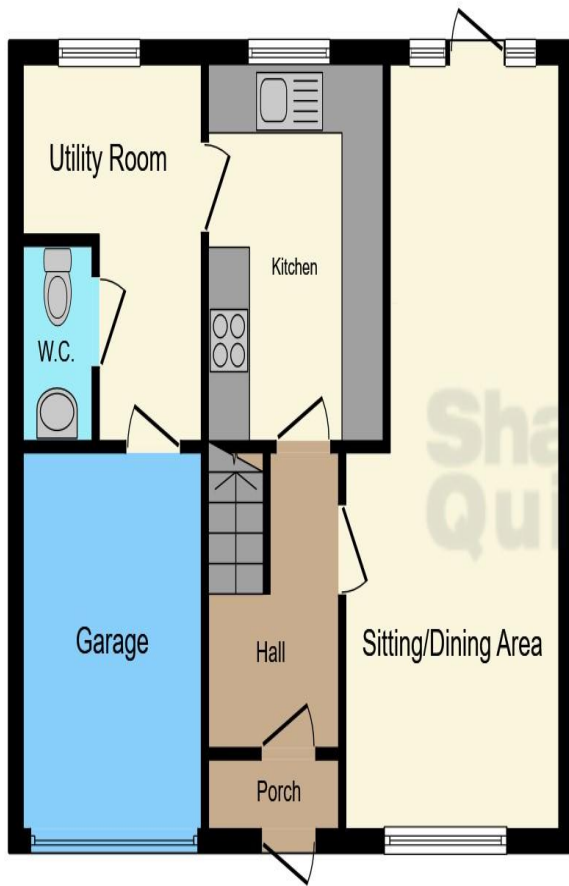
4.35m max x 2.81m max (14'3" max x 9'2" max). Two windows to front elevation, radiator with door to en-suite shower room, wc and wash hand basin.

Bedroom 4:

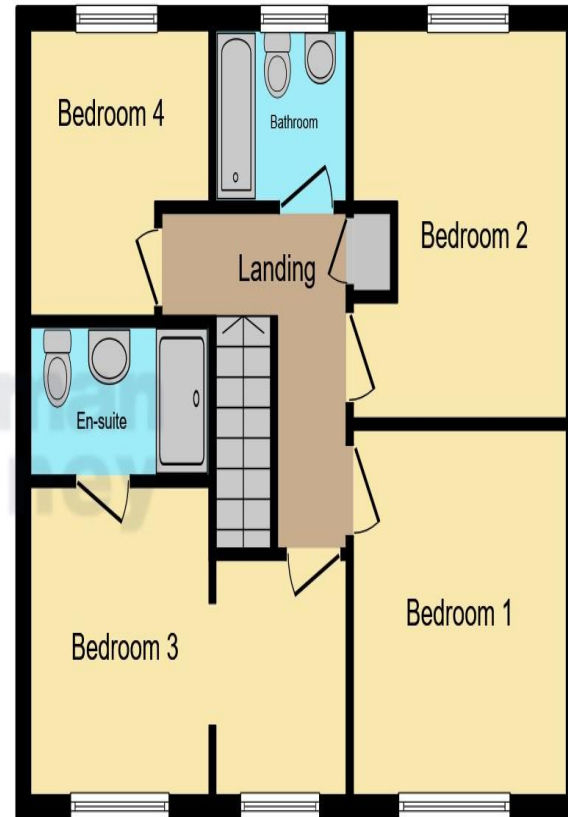
2.64m max x 2.27m (8'8" max x 7'5"). Window to rear elevation and radiator.

Bathroom:





Ground Floor



First Floor

Comprising of walkin shower with shower curtain, wc and wash hand basin and heated towel rail, window to rear elevation.

Outside:

Enclosed rear garden with patio from back door and patio doors laid to lawn, timber fencing. To the front of the home is a concrete driveway with small lawn area leading to up and over garage door with 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). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

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: MRD204371 - 0013

