



**Lady Margarets Avenue
Deeping St James
Peterborough
Lincolnshire
PE6 8TQ**

Offers in Excess of £305,000

bettermove

Lady Margarets Avenue Peterborough

Bettermove are proud to present this 4 bedroom detached house in Deeping St James available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen with dining area, convenient WC and the conservatory on the ground floor. The first floor consists of four bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Deeping St James, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A15 and many local bus routes providing easy access into Peterborough City Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

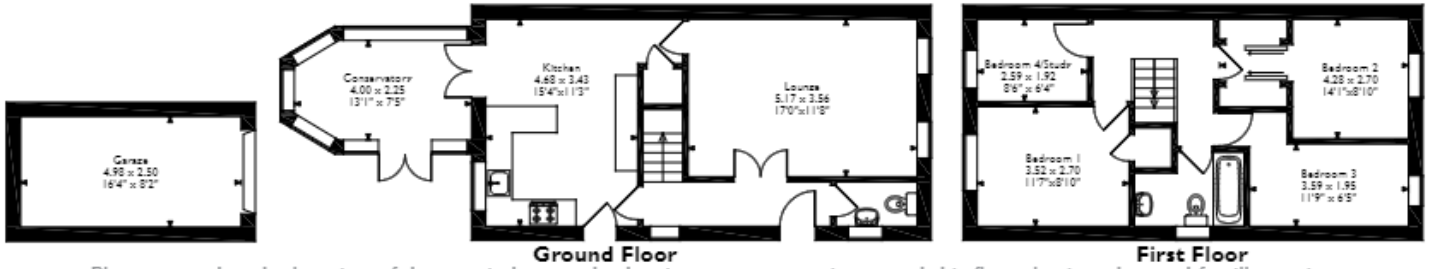
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Lady Margarets Avenue, Deeping St. James, Peterborough, Lincolnshire
 Approximate Gross Internal Area
 Main House = 101 Sq M/1087 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 113 Sq M/1216 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk