



Vixen Close, Yaxley Peterborough

Price: Freehold £230,000 - £240,000

- Extended downstairs
- 16' Lounge and 14' dining area
- Three good size bedrooms
- Downstairs bathroom
- Garage and block paved driveway
- Manicured gardens
- Close to local amenities
- Benefitting from no onward chain

EPC Rating: D



Entrance porch

Dining area 4.43m x 2.76m (14'6" x 9'1") maximum into recess

Lounge 3.94m x 4.87m (12'11" x 15'11") maximum into recess

Bathroom

Kitchen 2.8m x 3.05m (9'2" x 10')

First floor landing

Bedroom one 2.83m x 3.62m (9'3" x 11'10") minimum excluding recess

Bedroom two 4.49m x 2.4m (14'8" x 7'10") maximum into recess

Bedroom three 2.65m x 2.38m (8'8" x 7'9")

Outside The front is laid to gravel with shrubs. Rear garden laid to lawn with ornamental shrubs, flower beds and paved patio. Garage to the rear with window and courtesy door to the side, leading into the rear garden. Block paved driveway to the front of the garage, leading from Landsdowne Road.



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.focustagent.com



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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: YAX203397 - 0004

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