



Broadway, Yaxley Peterborough
£200,000 **Freehold**

**Sharman
Quinney**

Key Features



- Good size rear garden
- Two reception rooms
- 17' downstairs side lobby
- Downstairs bathroom
- Third bedroom off the second

Lounge 3.35m x 3.58m (11' x 11'9") maximum into recess

Inner hall

Dining room 3.17m x 3.40m (10'5" x 11'2") minimum into recess

Kitchen 3.12m x 2.11m (10'3" x 6'11")

Side lobby 5.36m x 2.16m (17'7" x 7'1").

Downstairs bathroom

First floor landing

Bedroom one 3.38m x 3.33m (11'1" x 10'11") minimum excluding recess

Bedroom two 3.28m x 3.51m (10'9" x 11'6") maximum into recess. Door leading to:

Bedroom three 2.11m x 3.15m (6'11" x 10'4")

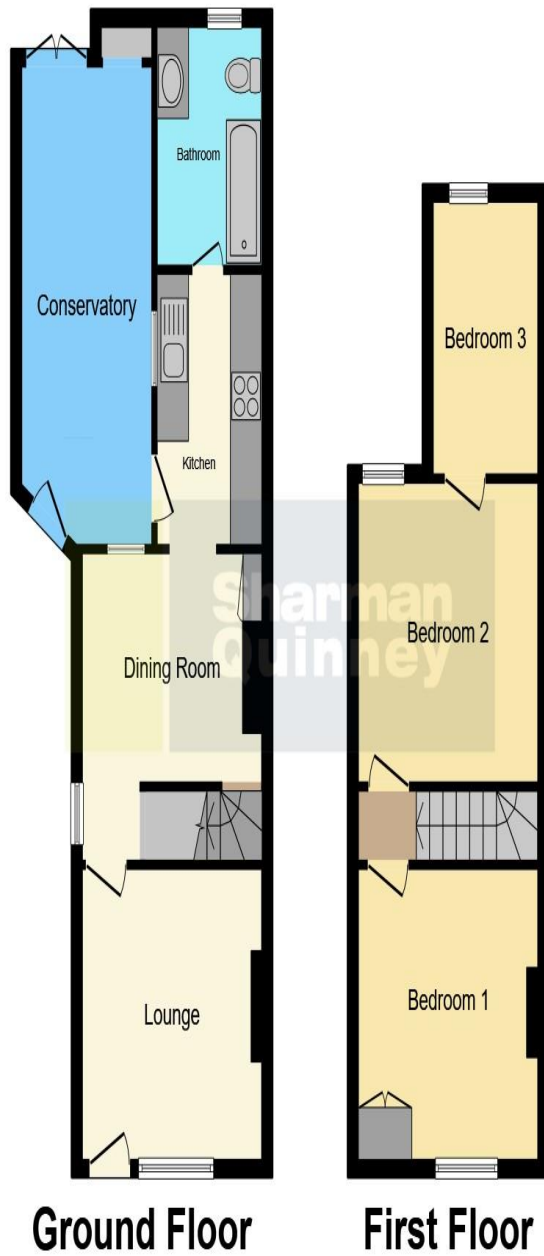
Outside The front has double width hard standing area providing off road parking for two vehicles.

Good size rear garden offering a patio area and is mainly laid to lawn. Additional garden area to the



rear. Large timber cabin with electric, ideal for a home office or hobby room.





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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01733 245400

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