



Broadway, Yaxley, Peterborough
£240,000 **Freehold**

**Sharman
Quinney**

Key Features



- 19' Living Room with Open Fire
- Cloakroom and 13' Utility Room
- Council Tax Band A
- Off Road Parking for Several Vehicles
- One Double Garage and One Single

Accommodation Includes

Entrance Porch

Living/Dining Room

2.73m x 5.9m (9' x 19'4") maximum into recess and including stairs, (L-shape room).

Kitchen

2.06m x 3.64m (6'8" x 12") maximum into recess.

Side Kitchen area

1.36m x 2.78m (4'5" x 9'1").

Utility Area

1.65m x 4.19m (5'4" x 13'7") maximum into recess. Access to the single garage.





Ground Floor

First Floor

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

Cloakroom

Bedroom One

3.7m x 3.58m (12'1" x 11'7") maximum into recess).

Bedroom Two

2.26m x 2.72m (7'4" x 8'9").

Bathroom

2.13m x 3.65m (7' x 12') maximum into recess.

Garden

The front is laid to lawn with a long driveway to the side, proving off road parking for several vehicles, leading to a double garage and single garage. Five bar gated access to further parking. Secluded rear garden, split into sections, offering a mass of mature, ornamental shrubs, trees, flower beds and lawned area. Open field views to the rear.

Double Garage 4.85m x 4.90m (15'9" x 16')

Light and power connected

Single Garage 4.76m x 2.41m (15'6" x 7'9")

Light and power connected

Agent's notes: The Vendor has informed us that a new Glow Worm gas boiler was fitted in September 2024

To view this property call Sharman Quinney on:
01733 245400

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 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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