



Violet Way, Yaxley Peterborough  
**£280,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Three Storey Townhouse
- 17' Lounge/Diner
- Downstairs Cloakroom
- En Suite to the Master Bedroom
- Impressive 20' Top Floor Bedroom

Accommodation Includes

Entrance Hall

Downstairs Cloakroom

Kitchen Breakfast Room  
3.48m x 2.44m (11'5" x 8').

Lounge/Diner  
5.31m x 4.52m (17'5" x 11'6") maximum into recess.

First Floor Landing

Bedroom One  
2.74m x 3.51m (9' x 11'6").



En Suite Shower Room

Bedroom Three

2.39m x 3.28m (7'10" x 10'9").

Bedroom Four

2.64m x 2.06m (8'8" x 6'9").

Family Bathroom

Second Floor Landing

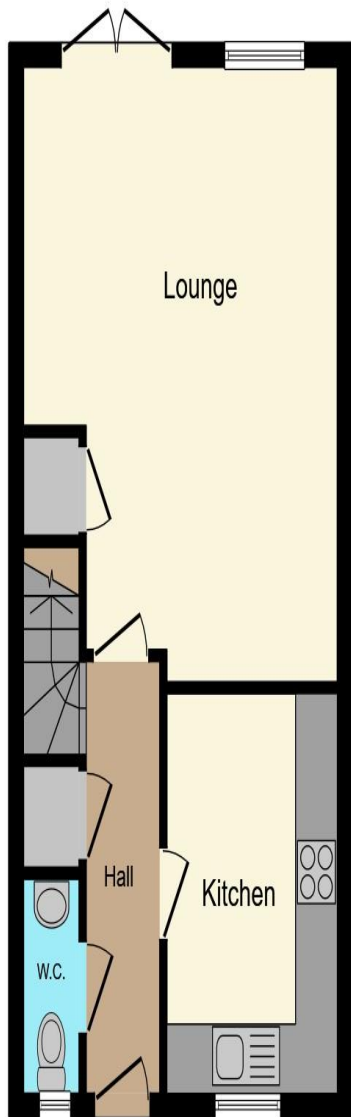
Bedroom Two

6.25m x 3.53m (20'6" x 11'7") maximum into recess but excluding the bay window.

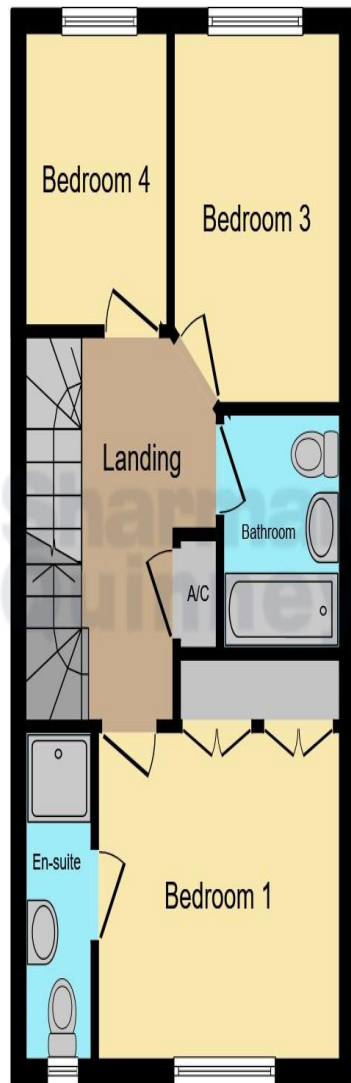
Outside

Communal parking to the front with ornamental hedging. Low maintenance rear garden enclosed by timber fencing and brick wall, laid to gravel with a paved patio area. To the rear of the garden is a courtesy door into the single garage with parking in front.

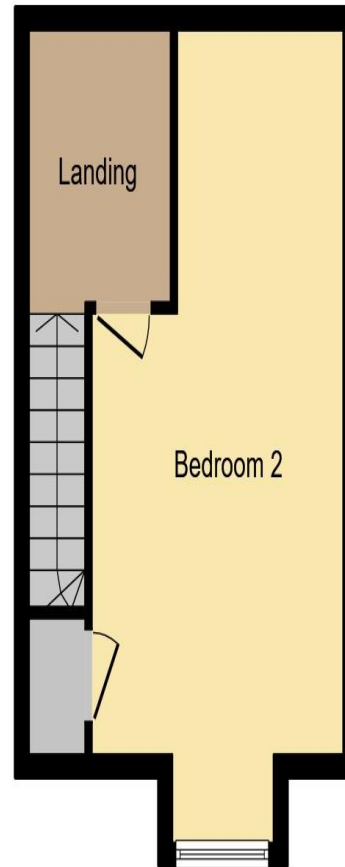




**Ground Floor**



**First Floor**



**Second 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](http://www.focalagent.com)

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