



Main Street, Yaxley Peterborough
Guide Price £75,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Vacant - No Upward Chain
- Non-Estate Location

Looking for an Investment or First Time Home this End Terraced Home is Vacant and being SOLD with No-Upward Chain, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor, door to the Lounge and kitchen Areas, the kitchen has some base and eye level units, worktop space with a single drainer sink unit, space for a fridge/freezer, plumbing for a washing machine, understairs storage cupboard, Upstairs First Floor Landing has doors to, Double Bedroom with a built-in double wardrobe, Bathroom has a fitted three piece suit comprising of, bath, low level wc, pedestal wash hand basin, Outside to the front a gravelled area providing Off Road Parking.

Entrance hall - 3'8"max x 3'8"max



OPEN PLAN:

Lounge & Kitchen - 14'3"max x 10'3"max
(including recess)

Lounge Area - 10'3"max x 8'6"max

Kitchen Area - 10'1"max x 5'2"max

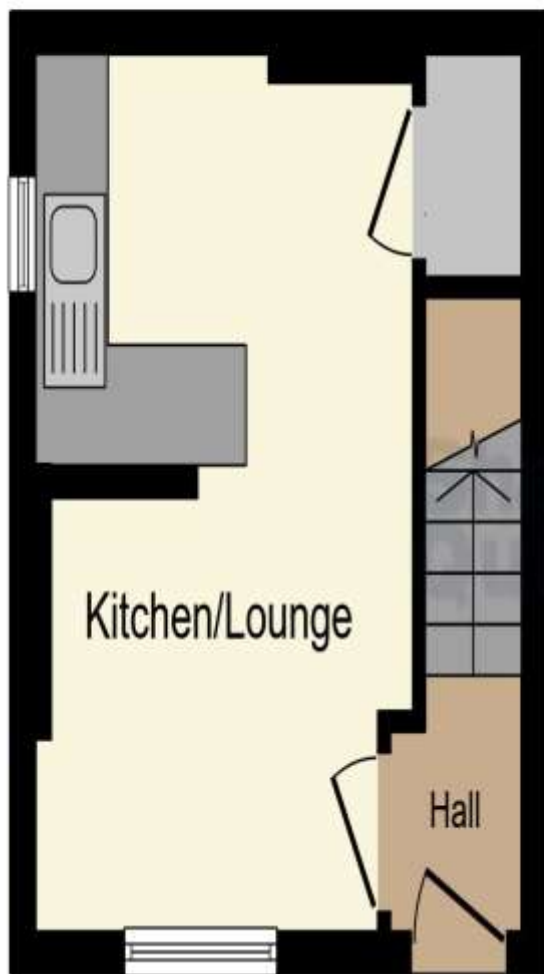
First Floor Landing:

Double Bedroom - 10'3"max x 10'2"max (including
recess)

Bathroom - 5'8"max x 5'5"max

Off Road Parking





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

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 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: YAX203664 - 0004

