



Queen Street, Yaxley PETERBOROUGH
£250,000 Freehold

**Sharman
Quinney**

Key Features

3 1 D B

- Spacious Semi-Detached Home
- Three Good size Bedrooms
- 19'9"max Lounge
- Kitchen/Dining/Utility Room
- Conservatory

Perfect Established Semi-Detached Family Home in a popular location in Yaxley, in walking distance to local shops and schools, has easy access to the A1 and in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing, doors to, three piece Downstairs Family Bathroom, the nice size Lounge and Family Sitting Room, kitchen/Dining & Utility Room, kitchen Area has a range of base and eye level units, cupboards and drawers, worktop space, stainless steel single drainer sink unit, space for a cooker range, fridge/freezer, plumbing for a washing machine and dishwasher, the Dining & Utility Area also has a range of base and eye level units, worktop space, space for tumble dryer, door to the Walk-In Pantry and a door to the Conservatory which has light and power connect, radiator French doors giving access to the rear garden, Upstairs First



Floor Landing has doors to the Three Bedrooms, Outside to the front driveway provides Off Road Parking and leads to the Single Garage, wooden double gates gives access into Large Enclosed Rear Garden which is laid mainly to lawn and has a extensive paved patio seating area..

Entrance Hall - 7'7" x 3'5" (2.31m x 1.06m)

Downstairs Bathroom - 7'7"max 5'5"max (2.31m x 1.65m)

Lounge - 19'9"max x 11'1"max (6.02m x 3.38m)
(including recess & chimney breast)

Kitchen/Dining/Utility Room:

Kitchen Area - 11'6"max x 9'4"max (3.51m x 2.84m)

Dining & Utility Area - 13'3"max x 11'5"max
(4.04m x 3.48m) l/shaped room

Walk-in Pantry - 5'8" x 5'2" (1.73m x 1'57m)

Conservatory - 12'7" x 7'8" (3.84m x 2.34m)

First Floor Landing:

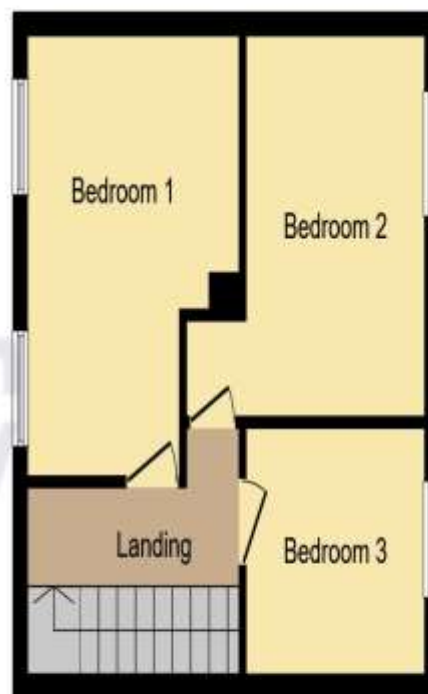
Bedroom 1 - 13'5"max x 11'1"max (4.09m x 3.35m)
l/shaped room

Bedroom 2 - 11'6" x 9'5" (3.51m x 1.65m)





Ground Floor



First Floor

excluding door recess

Bedroom 3 - 9'7" x 7'8" (2.92m x 2.34m)

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

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01733 245400

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

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: YAX203674 - 0001

