



Bramble Close, Yaxley Peterborough  
offers in excess of £260,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Must View
- Cul De Sac Location
- Ample Off Road Parking
- Tandem Garage
- Separate Home Office/Part Converted Garage

## Entrance Hall

Window to the side, stairs to first floor.

Lounge Area- 14' 5" x 11' 6" plus storage area ( 4.39m x 3.51m plus storage area )

Window to the front, radiator, laminate flooring.

Kitchen/Dining Area- 16' 2" x 9' 9" ( 4.93m x 2.97m )

Re-fitted kitchen to comprise Window & sliding glazed doors to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted oven & hob, plumbing for washing machine, dishwasher, laminate flooring with underfloor heating.

## Conservatory

Doors to the rear garden.





**Ground Floor**



**First Floor**

#### First Floor Landing

Window to the side, access to the loft, airing cupboard housing combination boiler.

Bedroom 1- 14' 7" x 9' 8" ( 4.45m x 2.95m )

Window to the front, radiator.

Bedroom 2- 10' x 9' 6" ( 3.05m x 2.90m )

Window to the rear, radiator.

Bedroom 3- 6' 6" x 9' 1" max ( 1.98m x 2.77m max )

Window to the front radiator. Built-in cabin bed over stair bulk head.

#### Bathroom

Frosted window to the rear, radiator, close coupled wc, hand wash basin set into vanity unit, panel bath with shower & screen.

#### Outside The Property


The frontage is laid to block paving & provides parking for several vehicles & leads to the garage. The garage has been part converted to provide a storeroom/workshop to the front with a separate consumer unit providing power and a home office/games room to the rear measuring 10ft x 7ft 10in with a window, power connected and French doors to the side. The rear garden offers a paved patio area and is largely paved with a further raised lawn.

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](http://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: YAX200817 - 0007