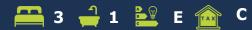


Broadway, Yaxley, Peterborough £320.000 Freehold

Sharman Quinney

## **Key Features**

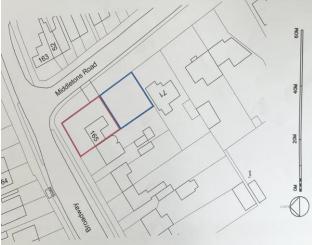


- Established Semi Detached Family Home
- Good Size Plot
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom

Established Semi-Detached Family Home being sold with No Upward Chain on a generous Corner Plot, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors giving access to the Lounge, Dining Room. Kitchen which has a range of fitted base and eye level units, cupboards and drawers, worktop space, stainless steel one and a quarter sink unit, built-in electric hob and oven, space for fridge/freezer, Rear Lobby with doors to the rear garden, Downstairs cloakroom, walk-in storage space with a wall mounted heating boiler and plumbing for a washing machine, Upstairs First Floor Landing has doors to the Three Bedrooms and to the Three Piece Family Bathroom, Outside Enclosed Rear Garden, via Middletons Road access to the driveway which provides Off Road Parking and to the extra piece of land.







Entrance Hall - 5'3"max x 4'4"max

Lounge - 15'3"max x 11'4"max

Dining Room - 12'1"max x 10'max

Kitchen - 15'5"max 9'8"max

Rear Lobby - 4'4" x 3'

Downstairs Cloakroom - 4' x 3'

First Floor Landing - 6'1"max x 4'6"max (including stairs)

Bedroom 1 -= 12'6"max x 11'5"max (including chimney breast)

Bedroom 2 - 12'3"max x 10'3"max (including chimney breast)

Bedroom 3 - 9'9"max 9'max (l/shaped room)

Family Bathroom - 5'7"max x 5'5"max

Extra Piece of Land to Rear Approximately: (16.50m x 16.10m)



## **Selling your property?**

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



**Q** 01733 245400







www.sharmanquinney.co.uk







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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: YAX203836 - 0001



