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7 DAYS

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NAEA NETWORK

OVER 1000 OFFICES



**12 YOKINE GARDENS
GUYHIRN
PE13 4EY**

THE PROPERTY

A VERY WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE WITH STUNNING OPEN VIEWS TO REAR AND SITUATED IN A SMALL PRIVATE CUL-DE-SAC * FITTED KITCHEN WITH BUILT IN OVEN & HOB * TWO RECEPTION ROOMS! * USEFUL GROUND FLOOR CLOAKROOM/W.C. * ENCLOSED LOW MAINTENANCE GARDENS TO REAR * OFF ROAD PARKING * VERY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL & PUB * OIL FIRED CENTRAL HEATING & DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE

£225,000

FREEHOLD

EPC BAND

COUNCIL TAX

BAND A

FENLAND DISTRICT COUNCIL

REF. NO. M4895

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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12 YOKINE GARDENS, GUYHIRN.

HOW TO GET THERE

From our March office proceed along Dartford Road. Follow the road all the way to the March bypass, northern roundabout and take the exit signed Peterborough. Follow the road to the A47, Guyhirn roundabout and take the first exit. Immediately after crossing the bridge turn right. Proceed to the "T" junction and turn right. Follow the road for about ¾ mile then turn left into Chapelfield Road, then take the second right into Yorkine Gardens.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With stairway off.

RECEPTION ROOM 1

13' 3" (max) x 8' 6" (max) With full width built in understairs sliding door storage cupboards.

DINING ROOM/RECEPTION ROOM 2

14' 9" (max) x 10' 10" (max) With double glazed French doors to conservatory, central heating thermostat.

BRICK & UPVC CONSERVATORY

10' 1" (max) x 6' 7" (max) With tiled floor, double glazed french doors to rear garden.

FITTED KITCHEN/BREAKFAST ROOM

15' (max) x 7' 11" (max) With preparation surfaces with drawers & cupboards under, stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine, space for condensing tumble drier, range of wall units, built in electric oven, built in electric hob, electric hob hood, space for fridge/freezer, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.

With Low level W.C., hand wash basin, extractor fan.

FIRST FLOOR

LANDING

With built in airing cupboard housing hot water cylinder with immersion heater and pressurised water pump, access to loft.

BATHROOM/W.C./SHOWER ROOM

With quadrant shower cubicle with thermostatic shower and tiled walls, panelled bath, low level W.C., part tiled walls, extractor fan.

BEDROOM NO. 1

16' 1" (max) x 14' 10" (max) 'L' shaped with built in double wardrobe/cupboard.

BEDROOM NO. 2

9' 4" 9max x 7' 3" (max).

BEDROOM NO. 3

9' 4" (max) x 7' 3" (max).

OUTSIDE

COLD WATER TAPS. OIL STORAGE TANK.
EXTENAL WALL MOUNTED GRANT OIL FIRED CENTRAL HEATING BOILER
OUTSIDE LIGHTS. EXTERNAL POWER POINT.

GARDENS

To front down to a gravel multi-vehicle off road parking area. Concrete pathway to side leads to a timber gate opening on to the enclosed low maintenance rear garden with stunning open views to rear, and which is down to an extensive paved patio area and small lawn.



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**THE PHOTO IS THE VIEW TAKEN FORM THE REAR
21/07/2025**