



Mallory Drive, Yaxley Peterborough PE7 3AF

welcome to

Mallory Drive, Yaxley Peterborough

A WELL presented HOME which offers well proportioned accommodation to comprise: entrance hall, lounge diner, kitchen, downstairs wc, two bedrooms, bathroom, front & rear gardens & off road parking. This home could make an ideal first purchase & must be viewed to appreciate.



Entrance Hall

Stairs to first floor, radiator.

Lounge Diner

15' 8" max x 15' 6" narrowing to 9' 3" (4.78m max x 4.72m narrowing to 2.82m)

Double glazed french doors to the rear, radiator, understairs storage cupboard.

Kitchen

10' 2" x 7' 7" (3.10m x 2.31m)

Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven, plumbing for washing machine, fridge freezer space, tiled flooring.

Downstairs Wc

Access to the loft, over stairs storage cupboard, access to the loft.

Bedroom 1

12' 9" x 9' 4" plus wardrobes. (3.89m x 2.84m plus wardrobes.)

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom 2

9' max x 14' 8" max (2.74m max x 4.47m max)

Double glazed window to the front, radiator.

Bathroom

Panel bath with shower & screen, close coupled wc, hand wash basin, radiator.

Outside The Property

The front garden is of an open plan nature & laid to lawn. To the rear the garden offers a paved patio area and is laid to lawn with a timber storage shed. The garden is enclosed by fencing with gated rear access. There is off road parking in a courtyard to the rear / side of the property.



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Mallory Drive, Yaxley Peterborough

- REDUCED FROM £210,000
- entrance hall, lounge
- kitchen diner
- downstairs wc
- two bedrooms, bathroom, COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

offers in excess of

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108226 - 0015

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