



Livingstone Road, Yaxley PETERBOROUGH PE7 3AE

welcome to

Livingstone Road, Yaxley PETERBOROUGH

A well presented home which is set in a pleasant location & offers: entrance hall, lounge diner, kitchen, downstairs wc, two bedrooms, bathroom, rear garden and off road parking, This home must be viewed to fully appreciate & could make an ideal first purchase. No onward chain!.



Entrance Hall

Stairs to first floor, laminate flooring, radiator.

Lounge Diner

15' 6" x 11' 1" extending to 14' 8" (4.72m x 3.38m extending to 4.47m)

Double glazed window & French doors to the rear, radiator, laminate flooring, understairs cupboard.

Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)

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 with electric oven, plumbing for washing machine & dishwasher, fridge freezer space, wall mounted central heating boiler.

Downstairs Wc

Frosted double glazed window to the front, radiator, close coupled wc, hand wash basin.

First Floor Landing

Overstairs storage cupboard, access to the loft, doors to:

Bedroom 1

12' 7" x 9' 2" (3.84m x 2.79m)

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

Bedroom 2

14' 8" x 9' 2" narrowing to 6' 4" (4.47m x 2.79m narrowing to 1.93m)

Double glazed window to the front, radiator, laminate flooring.

Bathroom

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

Outside The Property

The garden to the rear offers a paved patio area and is laid to lawn, enclosed by fencing. There is an allocated parking space with further visitors parking.



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welcome to

Livingstone Road, Yaxley PETERBOROUGH

- REDUCED FROM £205,000
- entrance hall, lounge diner, kitchen
- downstairs wc
- two bedrooms, bathroom
- garden, off road parking, no onward chain

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108307 - 0006

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