



**Spinney House Chapel Street, Yaxley Peterborough PE7 3LN**





**welcome to**

**Spinney House Chapel Street, Yaxley Peterborough**

A well-presented, deceptively spacious duplex apartment which is set in this popular over 55's development. This home offers a lounge / kitchen diner, wc, two double bedrooms, both with ensuite & the use of lovely gardens allocated & visitor parking & is offered for sale with no onward chain.



**Entrance Hall**

Cloak cupboard, understairs cupboard.

**Lounge Diner  
Lounge Area**

22' 1" x 9' 6" plus bay ( 6.73m x 2.90m plus bay )

Double glazed bay window to the front & windows to the side, two radiators, through to kitchen dining area.

**Kitchen Dining Area**

10' 3" x 10' 5" ( 3.12m x 3.17m )

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

**Wc**

Close coupled wc, hand wash basin, radiator.

**Bedroom 1**

14' 5" x 10' 9" max ( 4.39m x 3.28m max )

Double glazed windows to front & side, laminate flooring, radiator, part sloped ceiling.

**Ensuite**

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

**Bedroom 2**

14' 6" x 10' 9" max ( 4.42m x 3.28m max )

Double glazed windows to the front & side, radiator, laminate flooring. part sloped ceiling.

**Ensuite**

Close coupled wc, hand wash basin, double shower cubicle.

**Outside The Property**

This development sits in it's own well tended grounds which are laid to lawn with a range of established planting and mature trees along with some vegetable beds to the rear. There is a covered refuse bin area along with allocated timber storage shed and parking. Further parking for visitors is also available.

**Agents Note**

External photography shows the whole development..



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## Spinney House Chapel Street, Yaxley Peterborough

- Exclusive development for those of age 55 & over
- Two storey duplex apartment
- Spacious well-presented accommodation
- Allocated & Visitors Parking, No onward chain
- council tax band B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ108454 - 0009

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