



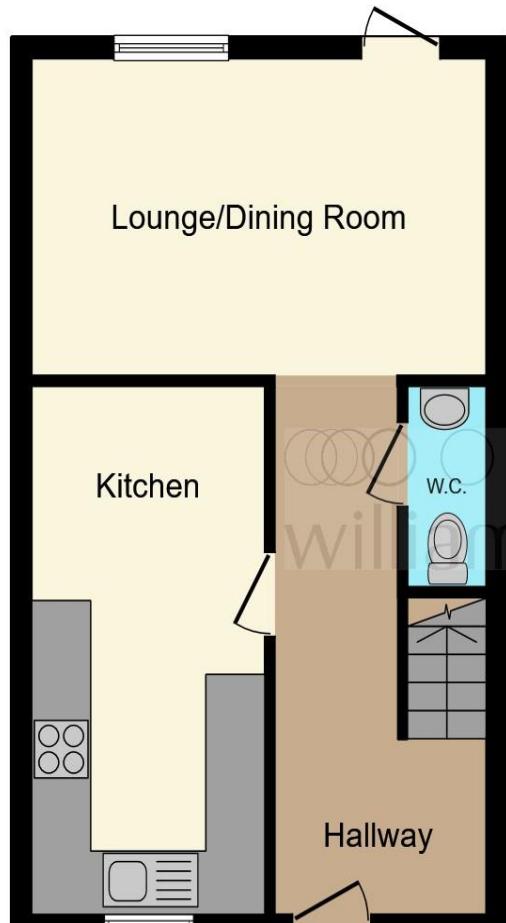
**Whitney Drive, Yaxley Peterborough PE7 3EF**

**welcome to**

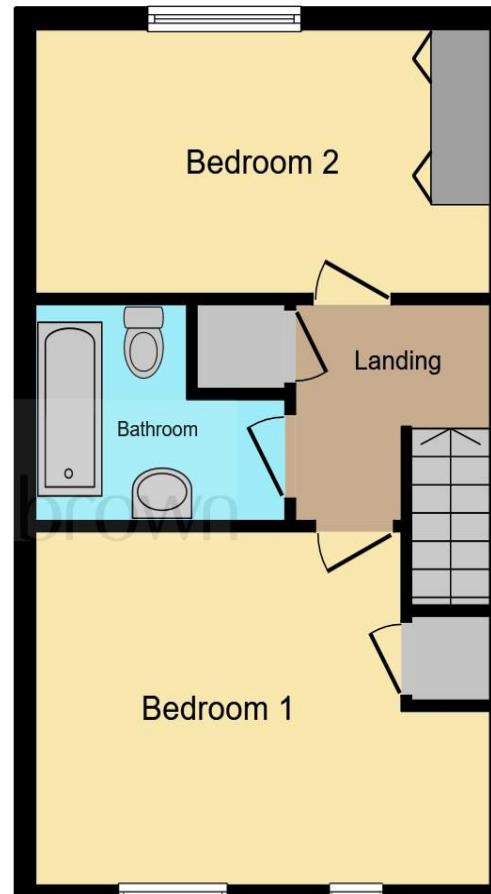
## **Whitney Drive, Yaxley Peterborough**

No Chain : An extremely well presented home which is set in a pleasant position on this well regarded estate. This property benefits from a downstairs wc as well as pleasant gardens & could make an ideal first purchase which must be viewed to appreciate. The vendor would like to make potential buyers aware that all the household appliances and home furniture in the property will also be available for sale.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

14' 10" x 9' 5" ( 4.52m x 2.87m )

**Kitchen Breakfast Room**

16' 4" x 7' 10" ( 4.98m x 2.39m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

13' 1" x 8' 2" plus wardrobe ( 3.99m x 2.49m plus wardrobe )

**Bedroom 2**

11' 2" x 10' 6" plus alcove ( 3.40m x 3.20m plus alcove )

**Bathroom**

**Outside The Property**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Whitney Drive, Yaxley Peterborough

- Entrance hall, lounge
- Kitchen breakfast room
- Two bedrooms
- Bathroom
- Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £230,000



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Property Ref:  
YXZ108970 - 0006

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