









welcome to

Stonehouse Road, Yaxley Peterborough

An improved and re-modeled bungalow which is set in a pleasant location among similar homes in this well regarded part of Yaxley. This home boasts a generously proportioned open plan kitchen / living area as well as a pleasant garden and must be viewed to appreciate.

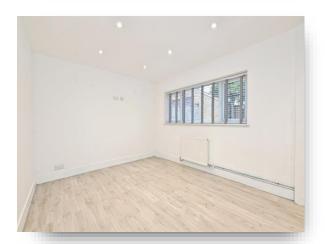












Entrance Hall

Radiator, laminated flooring, access to the loft.

Kitchen / Living Room

26' 6" max x 13' 11" max (8.08m max x 4.24m max)

Two double glazed windows to the front, sink drainer set into work surface, further work surfaces with cupboards below, fitted electric oven & hob, plumbing for washing machine, fridge freezer space, media wall to family area.

Bedroom 1

14' 10" x 10' 4" (4.52m x 3.15m)

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

Bedroom 2

11' 5" x 11' 7" max (3.48m x 3.53m max)

Double glazed windows to the side & rear, radiator.

Shower Room

Frosted double glazed window to the side, close coupled wc, hand wash basin, shower cubicle, radiator / towel rail. laminate flooring.

Outside Property

The front is laid to lawn with a driveway to the side. Rear garden is laid mainly to lawn with an area of hard standing for storage or entertaining.





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Stonehouse Road, Yaxley Peterborough

- detached bungalow
- open plan kitchen/family room
- two bedrooms
- refitted shower room
- garden & driveway
- no onward chain

Tenure: Freehold EPC Rating: D

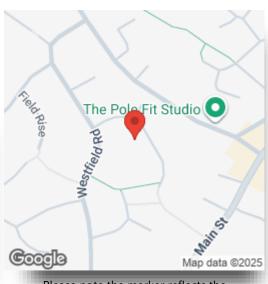
Council Tax Band: C

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109311



Property Ref: YXZ109311 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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