



Cookson Close, Yaxley Peterborough PE7 3WN

welcome to

Cookson Close, Yaxley Peterborough

- Entrance Hall, Lounge
- Re-Fitted Kitchen, Two Bedrooms
- Bathroom, Garden, Off Road Parking
- Ideal First Purchase
- No Onward Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£170,000

Entrance Hall

Understairs cupboard, radiator, airing cupboard.

Lounge

11' 9" inc stairs x 12' 9" plus bay (3.58m inc stairs x 3.89m plus bay)
Window to the front, radiator, stairs to first floor.

Kitchen

11' 11" x 7' 5" (3.63m x 2.26m)
Window to the side, to be re-fitted to comprise: sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted oven & hob, plumbing for washing machine, fridge freezer space.

First Floor Landing

Doors to the bedroom & bathroom.

Bedroom 1

11' 10" x 8' 8" max (3.61m x 2.64m max)
Window to the front, radiator.

Bedroom 2

9' 10" x 7' 6" (3.00m x 2.29m)
Window to the side, radiator.

Bathroom

Frosted window to the side, panel bath close coupled wc, hand wash basin, radiator.

Outside The Property

To the front, there is a pleasant garden area, laid to lawn with a hedged boundary to the front, Adjacent to the front door there is an external storage cupboard. There is allocated off road parking to the rear/ side.

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Property Ref:

YXZ109606 - 0002

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