



Whitney Drive, Yaxley Peterborough
£220,500 Freehold

**Sharman
Quinney**

Key Features



- Modern End Terraced Home
- Two Double Bedrooms
- Kitchen/Diner + Lounge
- Downstairs Cloakroom
- Enclosed Rear Garden

Ideal First Time Buy or a Great Investment, being Sold with No-Upward Chain, located in a Cul-De-Sac in a popular area of Yaxley, in brief the accommodation comprises of Entrance Hall with stairs to the first floor landing, doors giving access to the Downstairs Cloakroom fitted with a low level WC, wash hand basin, Kitchen/Diner which has a range of base and eye level units, cupboards and drawers, worktop space with stainless steel single drainer sink unit, built-in gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, Lounge with a door giving access to the rear garden, Upstairs First Floor Landing with a built-in storage cupboard, doors to Bedroom 1 with an over stairs storage cupboard, Bedroom 2 which benefits from built-in wardrobes with sliding doors, three piece Family Bathroom comprising of a panelled bath with a hand held shower



attachment, low level WC, pedestal wash hand basin, Outside frontage is open plan which is laid mainly to lawn, driveway providing Off Road Parking, side gated access to the Non-Overlooked Enclosed Rear Garden which is laid mainly to lawn, features a undercover seating area.

Entrance Hall:

Downstairs Cloakroom - 5'8"max x 3'max

Kitchen/Diner - 16'3"max x 7'9"max

Lounge - 14'8"max x 9'4"max

First Floor Landing:

Bedroom 1 - 14'8"max x 10'6"max including recess.

Bedroom 2 - 13' x 8'2" excluding wardrobe space.

Three Piece Bathroom:



To view this property call Sharman Quinney on:
01733 245400

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203965 - 0003

