



**Sharman
Quinney**
www.sharmanquinney.co.uk
YAXLEY 01733 245400
for sale

Apple Tree Close, Yaxley Peterborough
Offers Over £235,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Family Home
- Three Bedrooms
- Separate Dining Area
- Separate Lounge
- Fitted Kitchen

Established Detached Family Home set back from the main road, in a Cul-De-Sac, fronts onto a small green area and in brief the accommodation comprises of, Entrance Porch, Entrance Hall with stairs to the first floor landing, doors a walk-in storage/coat room, Lounge, Dining Area with double glazed sliding patio doors to the rear garden, archway through to the Kitchen which has a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter single drainer sink unit, space for a cooker, fridge/freezer, plumbing for a dishwasher, door to the side, door to the understairs storage cupboard with plumbing for a washing machine, Upstairs First Floor Landing has doors to Bedroom 1 with fitted wardrobes, Bedroom 2, Bedroom 3 with a built-in over stairs storage cupboard, Family Bathroom comprising of a panelled bath with a



hand held shower, low level wc, wash hand basin with storage under. Heated towel rail, Outside the driveway provides Off Road Parking and leads to the brick built Single Garage with a metal up and over door, light and power connected, Rear Garden is laid mainly to lawn with a paved patio seating area.

Entrance Porch

Walk-In Cloakroom

Lounge

Dining Area

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

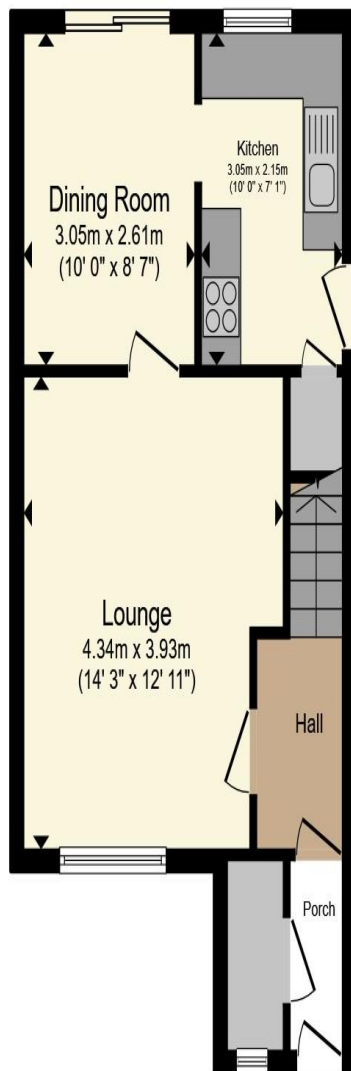
Bedroom 3

Family Bathroom

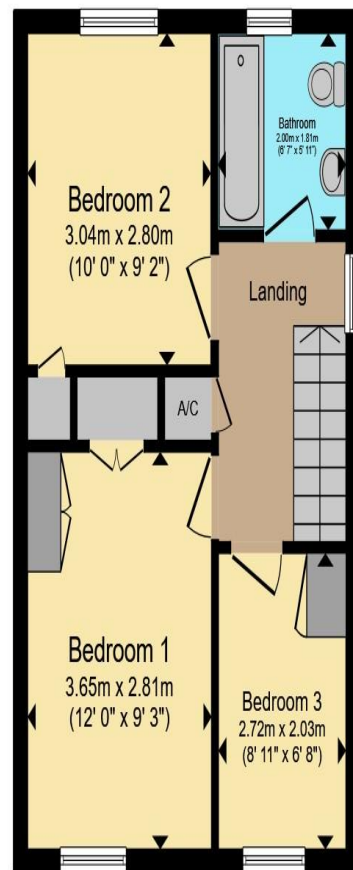
Single Garage

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once





Ground Floor



First Floor

Total floor area 74.4 m² (801 sq.ft.) approx

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.propertybox.io

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these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 245400

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 01733 245400

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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: YAX204051 - 0005

