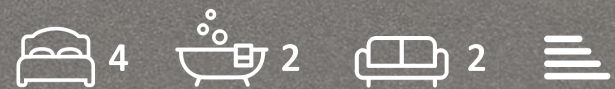




33 Bentley Avenue

Yaxley PE7 3ZS

Offers in the region of £440,000



33 Bentley Avenue

Yaxley PE7 3ZS

Brilliantly presented detached house on Bentley Avenue, a popular area within the Village of Yaxley.

This privately positioned property comprises of;

Ground Floor- entrance hall, lounge with window to the front, conservatory off the lounge with double doors to the garden, re-fitted kitchen/dining room with utility area, double doors to the garden and door to the side, office with fitted furniture and window to the front, w/c.

First Floor- landing with airing cupboard, bedroom one with dressing room and re-fitted shower room, bedroom two with built in wardrobes, bedroom four is currently set up as a dressing room with fitted furniture, re-fitted shower room.

Outside- to the front of the property, block paved double driveway leading to the double garage, flowerbed, side access. To the rear of the property, a good sized enclosed garden mainly laid to lawn and patio with a mixture of established plants and trees, personal door to the rear of the garage.

This property is within easy reach of the local amenities Yaxley has to offer and is a short distance to Peterborough and major transport links. No Forwarding Chain.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

Lounge

16'6" x 10'11" (5.03m x 3.33m)

Kitchen/Dining Room

19'1" max x 12'7" max (5.83m max x 3.85m max)

Utility Area

Office

10'2" max 6'9" (3.11m max 2.08m)
Longer Measurement into the unit

W/C

Double Garage

18'7" x 17'0" (5.67m x 5.19m)



First Floor

Landing

Bedroom One

11'4" max x 10'2" max (3.47m max x 3.10m max)

Bedroom Two

11'1" max x 9'8" max (3.38m max x 2.97m max)

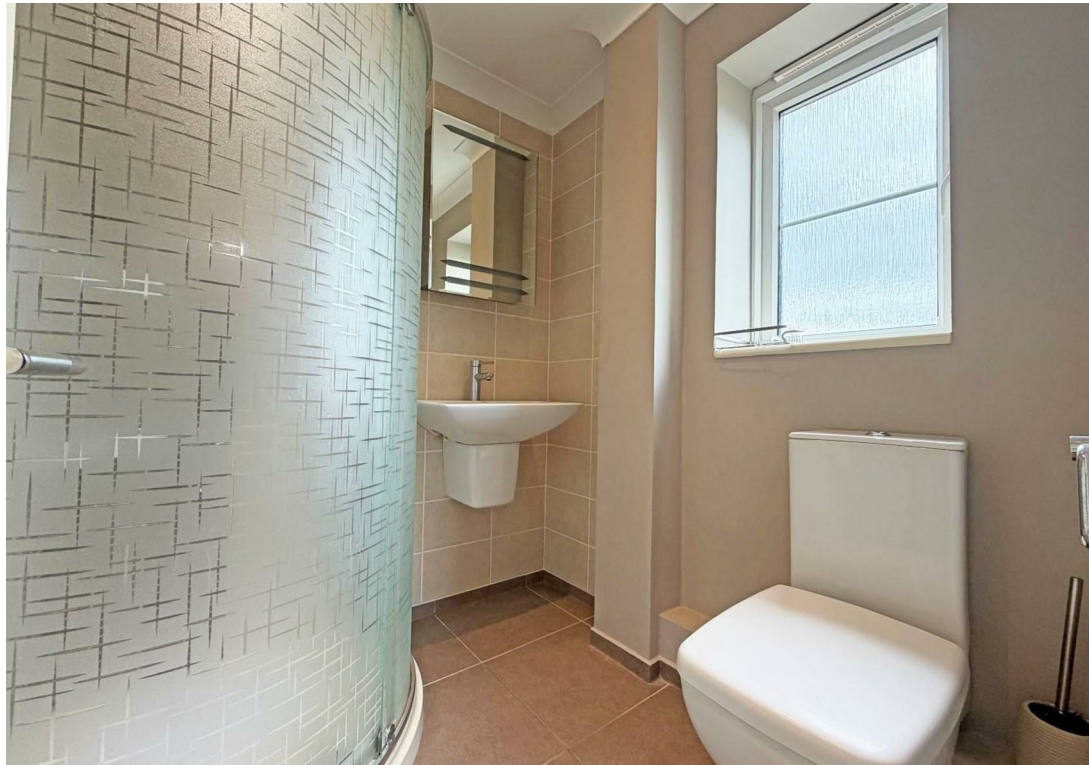
Bedroom Three

10'3" x 8'1" (3.14m x 2.47m)

Bedroom Four/Dressing Room

6'6" x 5'6" (1.99m x 1.70m)
Measurement into the wardrobes
2.41m

Shower Room



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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