



Litchfield Close, Yaxley Peterborough  
**Offers in Excess of £210,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Chalet Style Semi-Detached House
- Three Bedrooms
- Downstairs Wet Room
- Kitchen + Dining Area
- Separate Lounge

Perfect First Time Home or a Great Investment located at the bottom of 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 and doors to, Downstairs Wet Room which included a low level wc, pedestal wash hand basin, shower area with a hand held shower attachment, Separate Lounge, Kitchen Area which has a range of fitted base and eye level units, cupboards and drawers, worktop space, stainless steel sink unit, built-in gas hob, electric oven, plumbing for a washing machine, understairs storage cupboard, archway through to the Dining Area with double glazed sliding patio doors to the rear garden, Upstairs First Landing has doors giving access to the Three Bedrooms, Outside frontage is open plan driveway provides Off Road Parking, at the bottom of the rear garden the



original detached garage which can be used for storage.

Entrance Hall - 5'8"max x 5'1"max (1.73m x 1.55m)

Downstairs Wet Room - 6'2" x 5'5" (1.83m x 1'65m)

Separate Lounge - 15'8"max x 5'5"max (4'78m x 1.65m)

Kitchen Area - 9'9"max x 9'2"max (2.97m x 2.79m)

Dining Area - 8'8" x 7'4" (2.64m x 2.24m)

First Floor Landing - 7'8"max x 5'5" (2.34m x 1.65m) max including stairs.

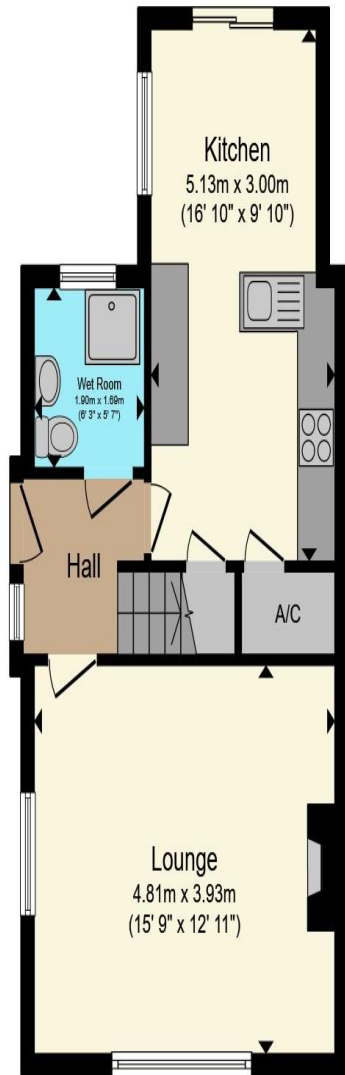
Bedroom 1 - 15'8"max 9'3"max (4.78m x 2.82m)

Bedroom 2 - 14'7"max 7'8"max (4.44mx 2.34m) including stairwell.

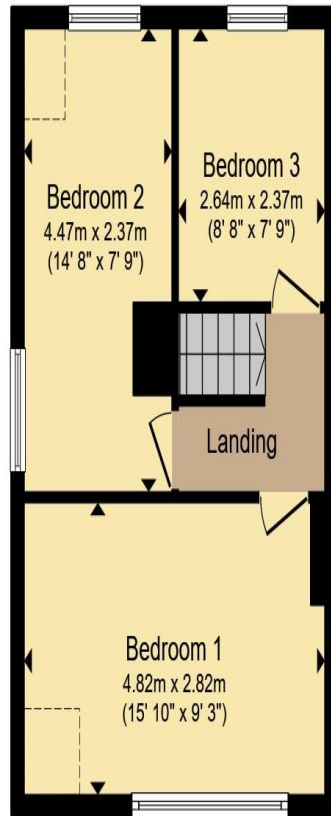
Bedroom 3 - 8'7" x 7'8" 2.32m x 2.34m

All measurements are listed on the floor plan.

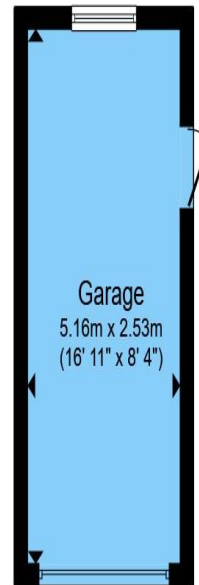




**Ground Floor**



**First Floor**



**Garage**

Total floor area 90.8 m<sup>2</sup> (977 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](http://www.propertybox.io)



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