



Bentley Avenue, Yaxley Peterborough  
**£360,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Double garage
- Three reception rooms
- Recently landscaped garden
- Utility room
- Ensuite

Yaxley is a highly sought after village located just south of Peterborough, offering the perfect blend of rural charm and modern convenience. Ideally positioned approximately 4 miles from the city, the area benefits from excellent transport links via the nearby A15, making it well suited for commuters and families alike.

For Measurements please see the floorplan.

Living Room  
Study  
Dining Room  
Kitchen  
Utility Room  
Cloakroom

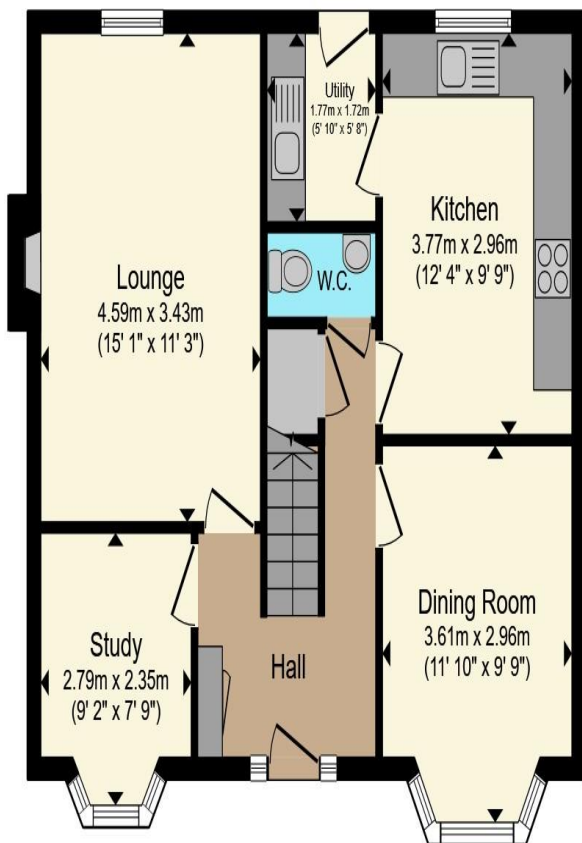
Bedroom 1



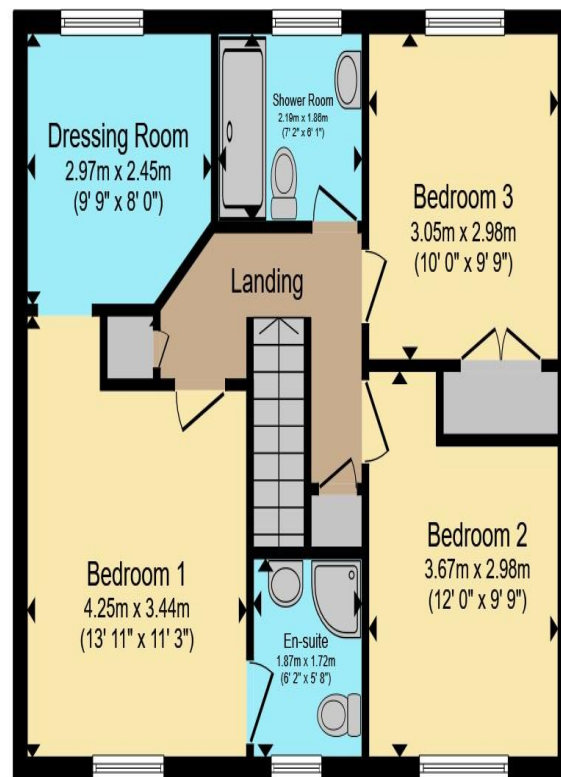
Bedroom 2  
Bedroom 3  
Bedroom 4/Dressing Room  
Shower Room/Main Bathroom  
En-Suite

All measurements are listed on the floor plan.





**Ground Floor**



**First Floor**

Total floor area 130.2 m<sup>2</sup> (1,401 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)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

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

 01733 245400

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