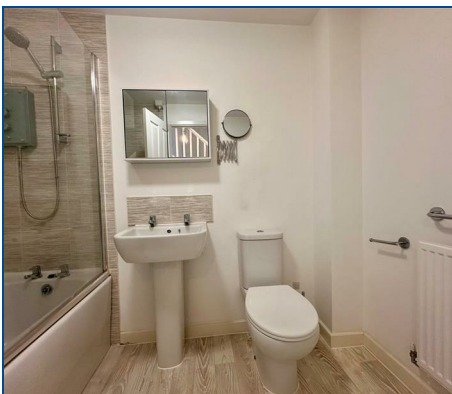


Peterborough
 Telephone: 01733 560 650
 Email: Lettings@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX

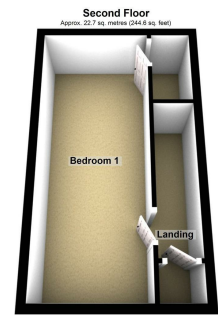
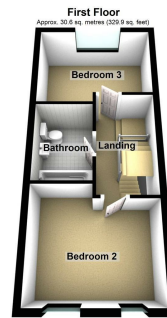
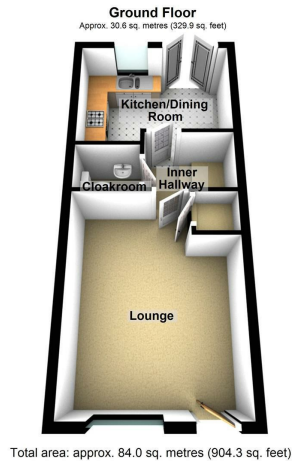


**Whitney Drive, Yaxley, Peterborough, PE7 3EF
 £975 Per month**

POPULAR VILLAGE LOCATION* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *3 DOUBLE BEDROOMS
 Regal Park are pleased to offer this well presented 3 Bedroom Townhouse in the popular village location of Yaxley. The property is situated close to local amenities and is within easy access to A1.
 The property comprises; Lounge, Inner Hallway, Cloakroom, Kitchen/Dining Room. The first floor has Bedroom 2 & 3 and a Bathroom.
 The top floor has the Master Bedroom.
 There is parking to the front of the property and low maintenance rear garden.
 Viewings Highly Recommended.

EPC: B





Lounge

14'10" x 11'10" (4.52m x 3.61m)

UPVC double glazed window to front with curtain pole, radiator, carpet, telephone point, TV point, under-stairs storage cupboard, brown walls, feature wall, light pendent.

Inner Hallway

Carpet, smoke detector, stairs, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin and close coupled WC, radiator, vinyl flooring, green panelled walls, toilet roll holder, towel ring, shelf.

Kitchen/Dining Room

7'9" x 11'10" (2.36m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear with roller blind, double radiator, vinyl flooring, smoke & CO alarm, uPVC double glazed french double doors to garden with curtain pole.

First Floor and Landing

Radiator, fitted carpet, smoke detector, light pendent, stairs.

Bedroom 2

10'5" x 11'10" max (3.18m x 3.61m max)

Two uPVC double glazed windows to front with blinds and curtain poles, radiator, fitted carpet, white walls, light pendent.

Bedroom 3

8'10" x 11'10" max (2.69m x 3.61m max)

UPVC double glazed window to rear with roller blind, radiator, fitted carpet, light pendent, blue walls.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, radiator, vinyl flooring, towel rail, white walls.

Second Floor and Landing

Fitted carpet, smoke detector, storage cupboard, door to:

Bedroom 1

20'9" x 8'4" (6.33m x 2.55m)

Radiator, fitted carpet, three velux skylights, access to loft, built-in with over-stairs cupboard, light blue walls, light pendent.

Outside

The front has a Driveway providing off road parking. The rear garden has patio area with artificial grass, gated side access.