



Broadway, Yaxley Peterborough  
**£270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Established Semi-Detached Home
- Three Bedrooms + Family Bathroom
- Good Size Lounge/Diner
- Conservatory + Fitted Kitchen
- Downstairs Shower Room

Located in a Non-Estate location in walking distance to local shops and various amenities, it being sold with No Upward Chain and brief the accommodation comprises of, Entrance Porch, Reception Hall with stairs to the first floor, door to the Lounge/Diner with a bay window to the front, sliding doors to the conservatory, archway to the Kitchen which has a range of base and eyelevel units, cupboards and drawers, worktop space, stainless steel single drainer sink unit, built-in electric oven and hob, Conservatory which light and power double doors to the rear garden, folding door to the Downstairs Shower Room which comprises of, shower cubicle with a hand shower attachment, close coupled WC, wash hand basin, Upstairs doors to the Three Bedrooms and to the Three Piece Family Bathroom comprising of, panelled bath with a hand shower attachment, low



level WC, pedestal wash hand basin, Outside gravel driveway providing Off Road Parking and leads to the Single Garage with light and power connected, metal up and over door, courtesy door to the Enclosed Rear Garden which is laid mainly to lawn with a paved patio seating area.

Entrance Porch - 4'8" x 4'1" (1.46m x 1.25)  
Reception Hall - 8'8"max x 6'5"max (2.64m x 1.96m) including stairs.  
Lounge/Diner - 21'4"max x 11'4"max (6.50m x 3.45m) including chimney breast.  
Fitted Kitchen - 10'9"max x 6'5"max (3.28m x 1.96m)  
Conservatory - 13'7"max x 10'8"max  
Downstairs Shower Room - 9'2"max x 4'6"max (2.79m x 1.37m)  
First Floor Landing - 7'1"max x 6'4"max (2.16m x 1.93m) including stairs.  
Bedroom 1 - 11'5"max x 11'2"max (3.38m x 3.40m) including chimney breast.  
Bedroom 2 - 11'2" x 9'8" (3.38m x 2.95m)  
Bedroom 3 - 7'3" x 6'5" (2.21m x 1.96m)  
Family Bathroom - 6'4"max x 5'9"max (1.93m x 1.75m)  
Single Garage - 14'9"max x 8'1"max (4.50m x 2.46m)



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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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.

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