

£250,000

10 Yokine Gardens, Guyhirn, PE13 4EY



To arrange a viewing call us now on 01354 701000

Recently renovated and offered with no chain this semi detached home boasts lounge with double doors opening onto the garden, second reception room as an office or playroom, refitted kitchen with oven and hob, ground floor cloakroom, three good size bedrooms and refitted shower room. Outside there is off road parking and east facing rear gardens which backs onto fields. EPC C



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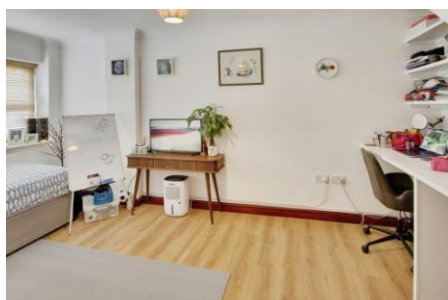
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Hall
Radiator, stairs to first floor and landing.

WC
Fitted with a wash hand basin and WC,
window to front, radiator.

Study/Playroom
5.00m (16'5") x 2.59m (8'6")
Window to front, radiator.



Kitchen
4.52m (14'10") x 2.45m (8')
Wall and base units with integral oven, hob
and hood, space for washing and
dishwasher, one and half bowl sink unit with
mixer tap, oil fired boiler, window to side,
radiator, tiling will be completed.

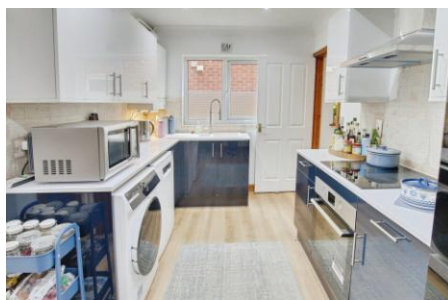
Lounge
4.52m (14'10") x 3.23m (10'7")
Window to rear, radiator, double doors to
garden.



First Floor & Landing
Window to side, radiator, airing cupboard,
access to loft.

Bedroom 1 4.52m (14'10") x 2.80m (9'2") min
Two windows to rear, fitted storage, radiator.

Bedroom 2
2.85m (9'4") x 2.22m (7'3")
Window to front, radiator.



Bedroom 3
2.85m (9'4") x 2.21m (7'3")
Window to front, radiator.

Shower Room
Fitted with a three piece suite comprising
shower cubicle with steam function and body
jets, vanity wash hand basin and WC,
window to side, heated towel rail.



Outside
To the front of the property there is off road
parking. A gated side access with water
supply leads to the rear garden which is laid
to patio and lawn with garden shed. The
garden faces east and backs onto fields

Freehold
Council tax band A

It should be noted that the property is on a
private road and on private drainage.

Buyer ID Checks

To meet legal requirements, we must verify
the identity of all buyers. Our partner,
Simplify, will handle this process and will
contact you directly once your offer is
accepted, subject to contract, to collect the
necessary details and payment.
The cost is £66.67 plus VAT per transaction
(£80 inc VAT), payable upon offer
acceptance. A memorandum of sale can only
be issued once these checks are complete.

Our team will guide you through the process
when you make an offer on a property.

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