



Livingstone Road, Yaxley Peterborough
Offers in Excess of £200,000 **Freehold**

**Sharman
Quinney**

Key Features



- Modern Mid Terraced Home
- Two Double Bedrooms
- Lounge/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden

Ideal First Time Buy or a Great Investment, this Modern Mid Terraced Home is being Sold with NO- Upward Chain, in brief the accommodation comprises of Entrance Hall with stairs to the first floor landing and doors to, Downstairs Cloakroom comprising of a low level WC and wash hand basin, Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a stainless steel sink unit, wall mounted heating boiler, built-in gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, Lounge/Diner with a built-in understairs storage cupboard, French doors to the rear garden, Upstairs First Floor Landing has a built-in over stair airing cupboards and doors to, Bedroom 1 which benefits from having built-in wardrobes, Bedroom 2 and the Three Piece Family Bathroom comprising of a panelled bath, hand



shower attachment, low level level WC, pedestal wash hand basin, Outside frontage is open plan, Rear Garden is Enclosed, laid mainly to lawn, paved patio seating area, side gated access to the parking

Entrance Hall - 11' max 3'2" max (3.35m x .97m)

Downstairs Cloakroom - 6'4" x 3'1" (1.93m x .94m)

Kitchen - 10' x 7'5" (3.05m x 2.26m)

Lounge/Diner - 15'5" max x 14'6" max (4.70m x 4.42m) l/shaped room.

First Floor Landing - 9'8" x 3' (2.95m x .91m)

Bedroom 1 - 12'6" x 9'2" (3.81m x 2.79m)

Bedroom 2 - 14'4" max x 9'1" max (4.37m x 2.77m) l/shaped room.

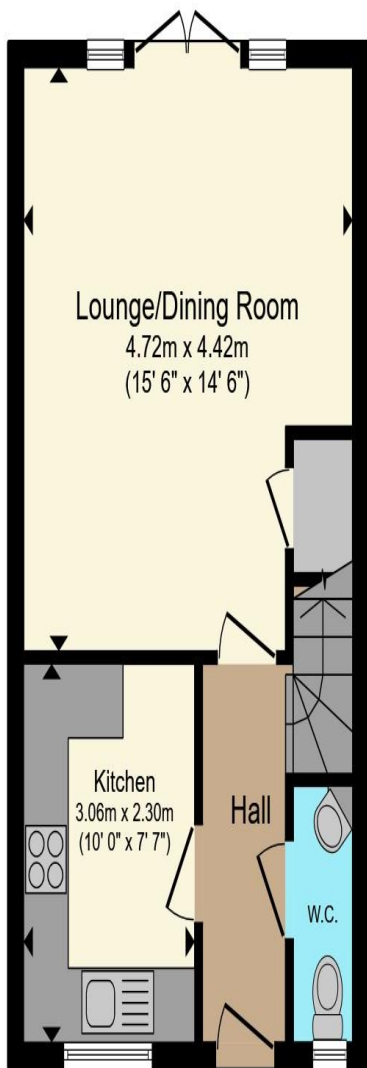
Three Piece Family Bathroom:

Agents Notes

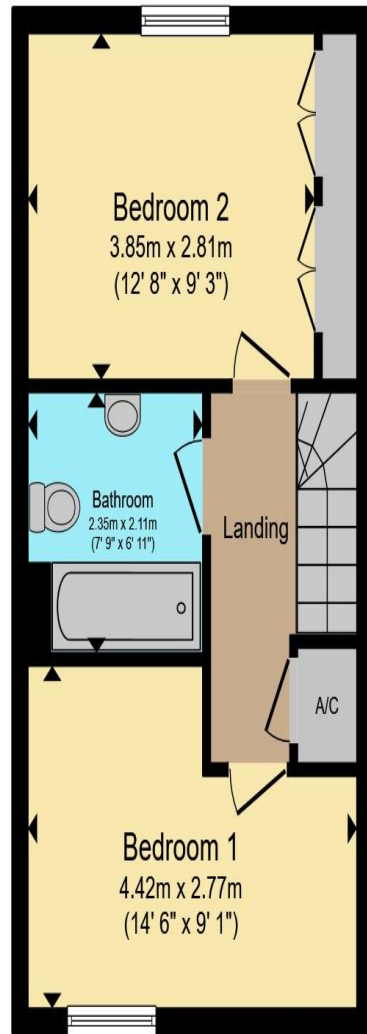
Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is an employee and /or (a close associate) of Sharman Quinney Holdings Ltd.

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Ground Floor



First Floor

Total floor area 69.7 m² (750 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

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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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