



Southdown Road, Yaxley Peterborough
Offers in Excess of £224,000 Freehold

**Sharman
Quinney**

Key Features



- Semi-Detached Family Home
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Single Garage

Established Semi-Detached Family Home being sold with No Upward Chain, close to local shops and various amenities, benefits from overlooking the Village playing field, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing, doors giving access to the Lounge/Diner with a window to the front, double glazed sliding doors to the Conservatory with double glazed windows and double doors to the rear garden, Kitchen is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a stainless steel single drainer sink unit, space for a cooker, built-in fridge and freezer, plumbing for a washing machine, door to the rear garden, Upstairs First Floor Landing has doors to the Three Bedrooms and to the Three Piece Family Bathroom comprising of panelled bath with a hand shower attachment, wash hand



basin, low level wc. Outside front garden is laid mainly to lawn, from the rear double gated access into the enclosed rear garden which is mainly paved and gives access to the single garage with a metal up and over door, light and power connected with a courtesy door to the side.

Entrance Hall - 11'6"max x 6'5" (3.51m x 1.96m) including stairs

Lounge/Diner - 20'7"max x 11'6"max (6.27m x 3.51m) l/shaped room, including chimney breast.

Kitchen - 9'5"max x 8'7"max (2.87m x 2.62m)

Conservatory - 10'4" x 9'2" (3.15m x 2.79m)

First Floor Landing:

Bedroom 1 - 12'3"max x 9'9"max (3.73m x 2.97m) including chimney breast, excluding door recess.

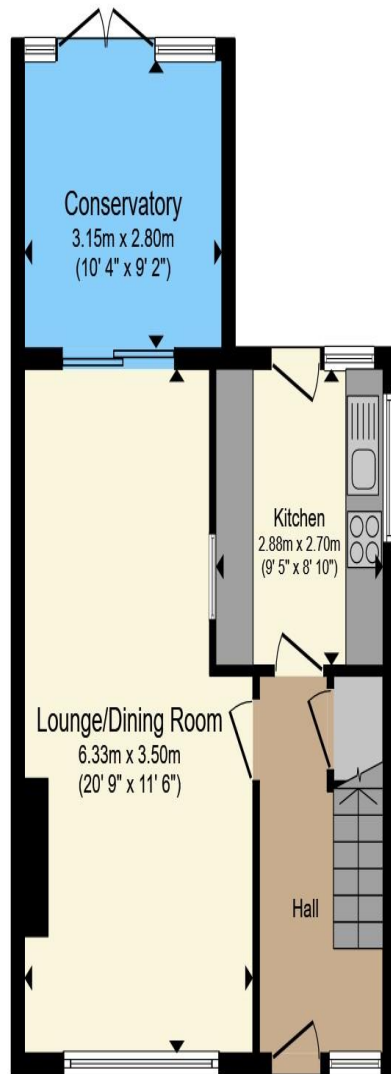
Bedroom 2 - 9'8" x 8'3" (2.95m x 2.51m) excluding door recess.

Bedroom 3 - 9'5"max x 8'2"max (2.87m x 2.49m) l/shaped room, including stairwell.

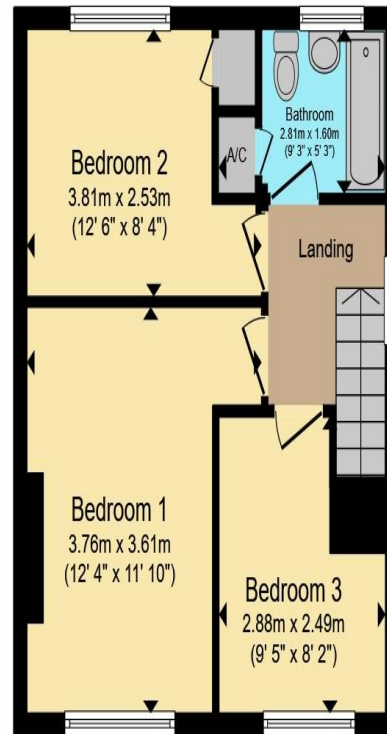
Family Bathroom - 6'max x 5'7"max (1.83m x 1.7m)

Single Garage - 17'9"max x 8'7"max (5.41m x





Ground Floor



First Floor

Total floor area 86.5 m² (931 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

**Sharman
Quinney**

2.62m)

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203859 - 0005

