



Litchfield Close, Yaxley Peterborough  
**Guide Price £160,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Bright and spacious lounge
- Situated in a quiet cul-de-sac

Yaxley is a highly popular village located south of Peterborough, offering an excellent range of amenities including shops, schools, cafés, and public transport links. With easy access to Peterborough City Centre, the A1, and surrounding countryside, the village continues to be a favourite for families and commuters alike. The home sits on a large corner plot offering the opportunity to extend STPP.

Lounge

Kitchen

Utility Room

Bathroom



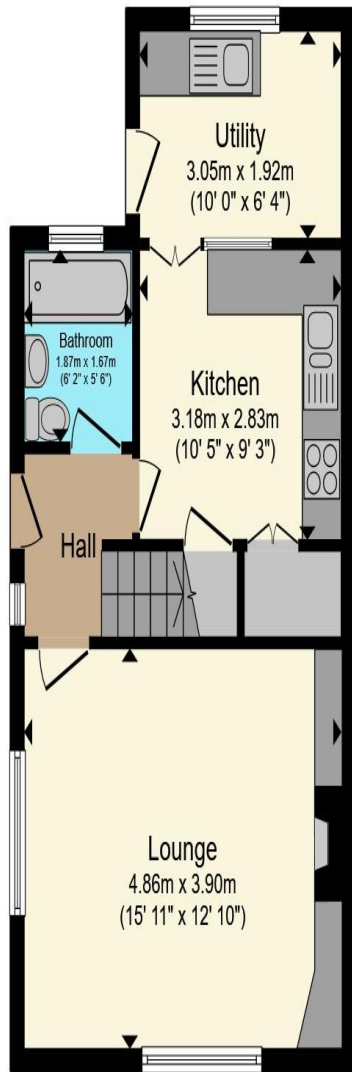
Bedroom 1

Bedroom 2

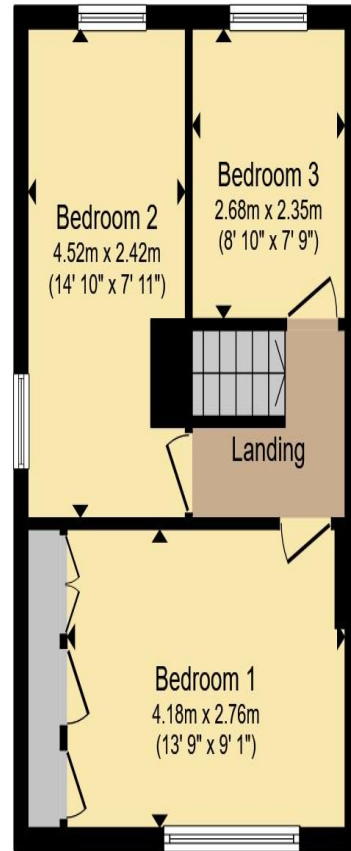
Bedroom 3

All measurements are listed on the floor plan.





**Ground Floor**



**First Floor**

Total floor area 78.1 m<sup>2</sup> (841 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](http://www.propertybox.io)

**Sharman  
Quinney**

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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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: YAX203949 - 0001

