

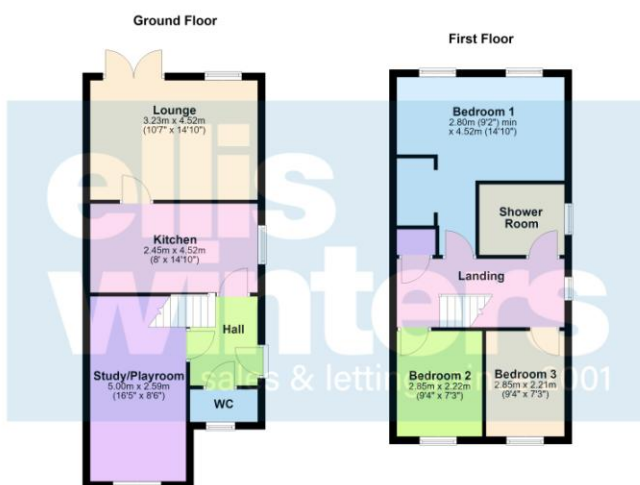
£250,000

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 TBC



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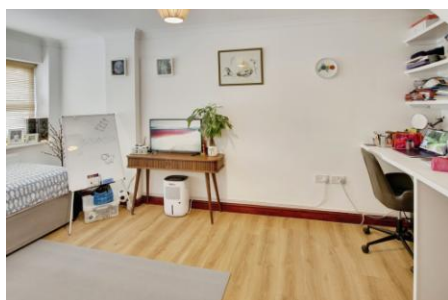
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Hall
Radiator, stairs to first floor and landing.

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.

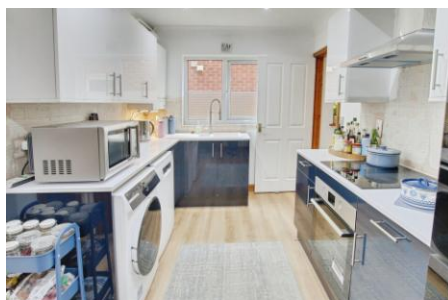
Lounge
4.52m (14'10") x 3.23m (10'7")
Window to rear, radiator, double doors to garden.



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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