



Royce Close, Yaxley Peterborough
£220,000 Freehold

**Sharman
Quinney**

Key Features



- Semi Detached Property
- Ideal for First Time Buyer
- Patio Doors to Garden
- Generous Sized Bedrooms
- Off Road Parking

Ideal First Time or Family Home. Perfectly located in walking distance to local shops and schools and in brief the accommodation includes Entrance Hall with stairs to the first-floor landing with a understairs cupboard, doors giving access to the Two Piece Downstairs Cloakroom, Kitchen which has a range of fitted base and eye level units, cupboards and drawers, worktop space, built-in gas hob, electric oven, space for fridge/freezer, plumbing for a washing machine, concealed wall mounted heating boiler, Lounge having double glazed sliding patio doors to the rear garden, Upstairs First Floor Landing has doors to the two generous sized bedroom sand a Family Bathroom, Outside to the front a driveway providing Off Road Parking and leads to the Single Garage with a metal up and over door, courtesy door opening out to the enclosed rear garden which is laid



mainly to lawn. End of Cul de sac

Lounge - 13.24 x 13.19 reducing to 11.87 into alcove (4.03x4.02max 3.61)

Kitchen - 9.60x5.92 (2.92 x 1.80)

Bedroom 1 - 13.27 x 8.95 (4.04 x 2.57)

Bedroom 2 -11.22 x 7.42 (3.72 x 2.26)

Bathroom 7.5 x 6.76 *(2.28 z 2.06)

Single garage



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, Cambridgeshire, 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: YAX204014 - 0001

