



Royce Close, Yaxley Peterborough
Offers in Excess of £210,000 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 downstairs 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

Kitchen

Bedroom 1

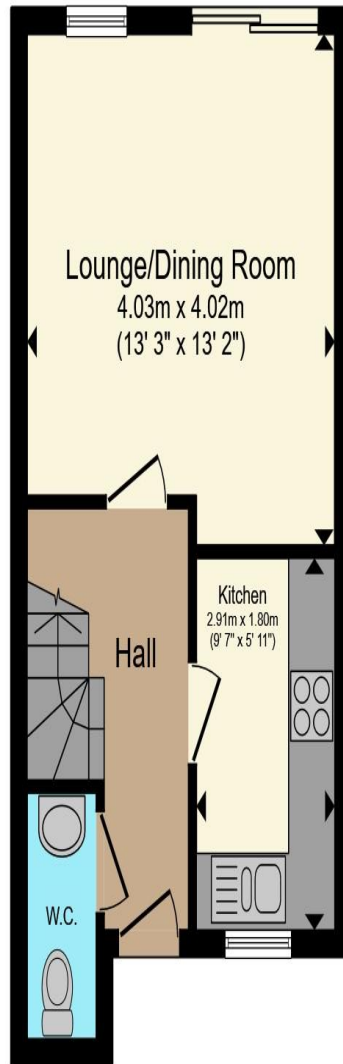
Bedroom 2

Bathroom

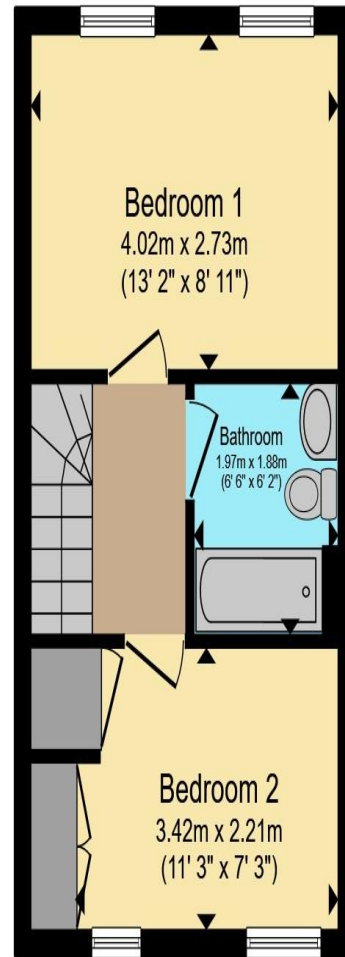
Single garage

All measurements are listed on the floor plan.





Ground Floor



First Floor

Total floor area 56.8 m² (612 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**

To view this property call Sharman Quinney on:
01733 245400

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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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