



Apple Tree Close, Yaxley Peterborough
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached Family Home
- Three Bedrooms
- Separate Dining Area
- Separate Lounge
- Fitted Kitchen

Established Detached Family Home set back from the main road, in a Cul-De-Sac, fronts onto a small green area and in brief the accommodation comprises of, Entrance Porch, Entrance Hall with stairs to the first floor landing, doors a walk-in storage/coat room, Lounge, Dining Area with double glazed sliding patio doors to the rear garden, archway through to the Kitchen which has a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter single drainer sink unit, space for a cooker, fridge/freezer, plumbing for a dishwasher, door to the side, door to the understairs storage cupboard with plumbing for a washing machine, Upstairs First Floor Landing has doors to Bedroom 1 with fitted wardrobes, Bedroom 2, Bedroom 3 with a built-in over stairs storage cupboard, Family Bathroom comprising of a panelled bath with a



hand held shower, low level wc, wash hand basin with storage under. Heated towel rail, Outside the driveway provides Off Road Parking and leads to the brick built Single Garage with a metal up and over door, light and power connected, Rear Garden is laid mainly to lawn with a paved patio seating area.

Entrance Porch - 4'8"max x 2'9"max

Walk-In Cloakroom -

Lounge - 14'4"max x 13'6"max including chimney breast & TV plinth

Dining Area - 10'1" x 8'6"

Kitchen 9'9" x 7'

First Floor Landing - 9'1"max x 6'7"max including stairs

Bedroom 1 - 11'9"max x 9'2" including wardrobes

Bedroom 2 - 10'1" x 9'1"

Bedroom 3 - 8'9"max x 6'7"max l/shaped room

Family Bathroom - 6'6"max x 6'6"max

Single Garage - 20'3" x 9'



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: YAX204051 - 0001

