



Birch Close, Yaxley Peterborough
£230,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached Family Home
- Three bedrooms
- Lounge/Diner
- Conservatory
- Single Garage

Great First Time Home or Investment, Vacant and being Sold with No-Upward Chain, located in a popular area of Yaxley within easy access to local shops and schools, in brief the accommodation comprises of, Entrance Porch with a door to a Storage Room with a sliding door to the garage, Entrance Hall with stairs to the first floor landing, doors giving access to the Lounge/Diner, Conservatory with Pvcu double glazed windows overlooking the rear garden, French doors opening out to the rear garden, Kitchen has some base and eye level units, worktop space with stainless steel single drainer sink unit, space for a cooker and fridge/freezer, door to the side, Upstairs First Floor Landing has doors to the Three bedrooms, Bedroom one benefits from having built-in wardrobes, Family Bathroom is fitted with a panelled bath, low level wc, wash hand basin with



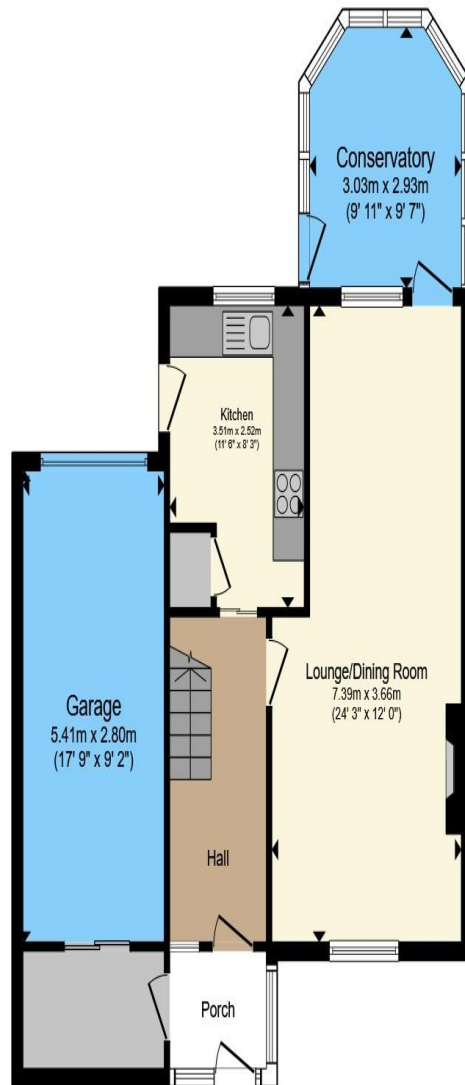
storage under, Outside there is a generous front garden which is laid mainly to lawn with various plants and shrubs and trees, at the rear there is double wrought iron gates giving access into the Enclosed Rear Garden and to the driveway providing Off Road Parking leading to the Single Garage with a metal up and over door, light and power connected, garden is laid mainly to law with a paved patio area, includes a wooden summer house and side gated access to the front,

Entrance Porch:
Storage Room:
Entrance Hall:
Lounge/Diner:
Conservatory:
Kitchen:
First Floor Landing:
Bedroom 1:
Bedroom 2:
Bedroom 3:
Family Bathroom:
Single Garage:

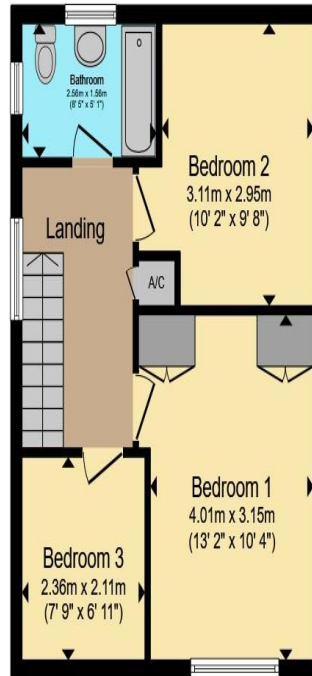
All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 111.6 m² (1,202 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**

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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.

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: YAX203773 - 0003

