



Broadway, Yaxley Peterborough
£300,000 Freehold

**Sharman
Quinney**

Key Features



- Established Semi Detached Family Home
- Good Size Plot
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom

Established Semi-Detached Family Home being sold with No Upward Chain on a generous Corner Plot, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors giving access to the Lounge, Dining Room. Kitchen which has a range of fitted base and eye level units, cupboards and drawers, worktop space, stainless steel one and a quarter sink unit, built-in electric hob and oven, space for fridge/freezer, Rear Lobby with doors to the rear garden, Downstairs cloakroom, walk-in storage space with a wall mounted heating boiler and plumbing for a washing machine, Upstairs First Floor Landing has doors to the Three Bedrooms and to the Three Piece Family Bathroom, Outside Enclosed Rear Garden , via Middletons Road access to the driveway which provides Off Road Parking and to the extra piece of land.



Entrance Hall - 5'3"max x 4'4"max

Lounge - 15'3"max x 11'4"max

Dining Room - 12'1"max x 10'max

Kitchen - 15'5"max x 9'8"max

Rear Lobby - 4'4" x 3'

Downstairs Cloakroom - 4' x 3'

First Floor Landing - 6'1"max x 4'6"max (including stairs)

Bedroom 1 - 12'6"max x 11'5"max (including chimney breast)

Bedroom 2 - 12'3"max x 10'3"max (including chimney breast)

Bedroom 3 - 9'9"max x 9'max (l/shaped room)

Family Bathroom - 5'7"max x 5'5"max

Extra Piece of Land to Rear Approximately:
(16.50m x 16.10m)

Agents Note : 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





Ground Floor



First Floor

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.focalagent.com

refunded, even if the property purchase does not go ahead.

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: YAX203836 - 0007

