



Whitney Drive, Yaxley Peterborough
£215,000 Freehold

**Sharman
Quinney**

Key Features



- Modern End Terrace Home
- Two Double Bedrooms
- Fitted Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden

Located in a very popular area within Yaxley, in easy access to the local shops, schools, transport links and the A1, this Immaculate Modern End Terrace Home which was built in 2017 would be a perfect First Time Home or a Great Investment, being Sold with No Upward Chain and in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing, doors giving access to the Two Piece Downstairs Cloakroom, Lounge which has a built-in understairs storage cupboard, Kitchen/Diner is fitted with a range of base and eye level units, cupboards and drawers, worktop space, one and a quarter sink unit, space for a fridge/freezer, built-in gas hob and a electric oven, plumbing for a washing machine, French doors to the rear garden, Upstairs First Floor Landing doors to the Two Double Bedrooms, Three Piece Family Bathroom, Bedroom 1 benefits from having a



built-in over stairs storage cupboard, Outside to the front there is two allocated spaces providing Off Road Parking, side gated access to the low maintenance landscaped Non-Overlooked Enclosed Rear Garden, the vendor have also indicated they would be willing to sell various furniture items subject to negotiation,

Entrance Hall:

Downstairs Cloakroom:

Lounge:

Fitted Kitchen/Diner:

First Floor Landing:

Bedroom 1:

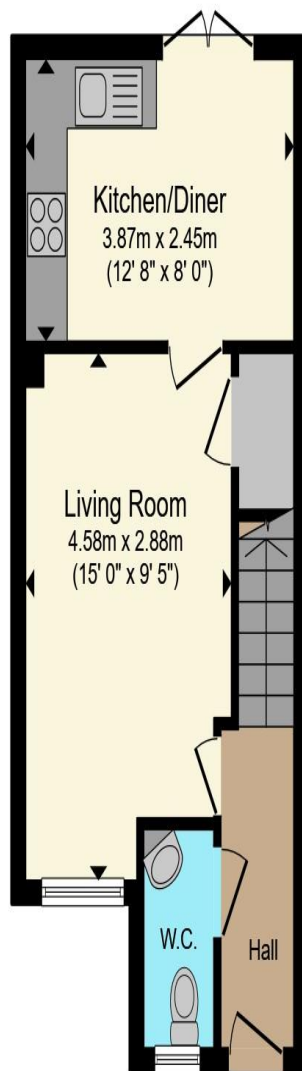
Bedroom 2:

Fitted Bathroom:

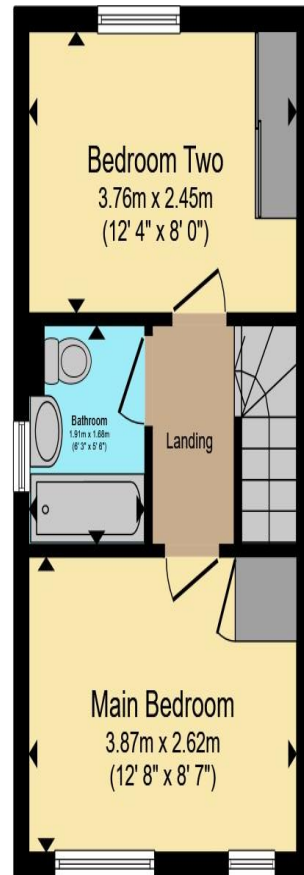
Agents Note

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





Ground Floor



First Floor

Total floor area 58.3 m² (628 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

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: YAX204112 - 0001

