



Broadway, Yaxley Peterborough
Offers in the Region of £290,000 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 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 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.

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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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