

Violet Way, Yaxley Peterborough

£280,000 **Freehold**

Sharman Quinney

Key Features

4 1 A C

- Four Bedroom
- Three Storey Town House
- Downstairs WC
- Two En-Suite's
- Family Bathroom

Located in a modern development set back from the main road, close to local amenities, schools and in easy access to the A1, in brief the accommodation comprise of Entrance Hall with stairs to the first floor landing, door to the Living Room with French doors opening out to the rear garden, kitchen/Diner which is fitted with a range of base and eye level units, cupboards and drawers, worktop space, space for a fridge/freezer, plumbing for a washing machine and dishwasher, Downstairs wc, First Floor Landing has stairs to the second floor landing, doors to Bedrooms 2,3,4 and to the Family Bathroom, Second Floor Landing has a door to the Main bedroom which includes a En- Suite Shower Room, Rear Garden is enclosed, Garage en bloc with the allocated parking space.







Kitchen:
Lounge:
Downstairs WC:
Bedroom Two:
En-Suite:
Bedroom Three:
Bedroom Four:
Family Bathroom:
Second Floor Landing:
Main Bedroom:
En-Suite:
Garden:
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** **Second Floor**

Total floor area 106.1 m² (1,142 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: YAX203258 - 0002

The Property Ombudsman