



Bentley Avenue, Yaxley Peterborough  
**Guide Price £325,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Double garage
- Three reception rooms

Yaxley is a highly sought after village located just south of Peterborough, offering the perfect blend of rural charm and modern convenience. Ideally positioned approximately 4 miles from the city, the area benefits from excellent transport links via the nearby A15, making it well suited for commuters and families alike.

For Measurements please see the floorplan.

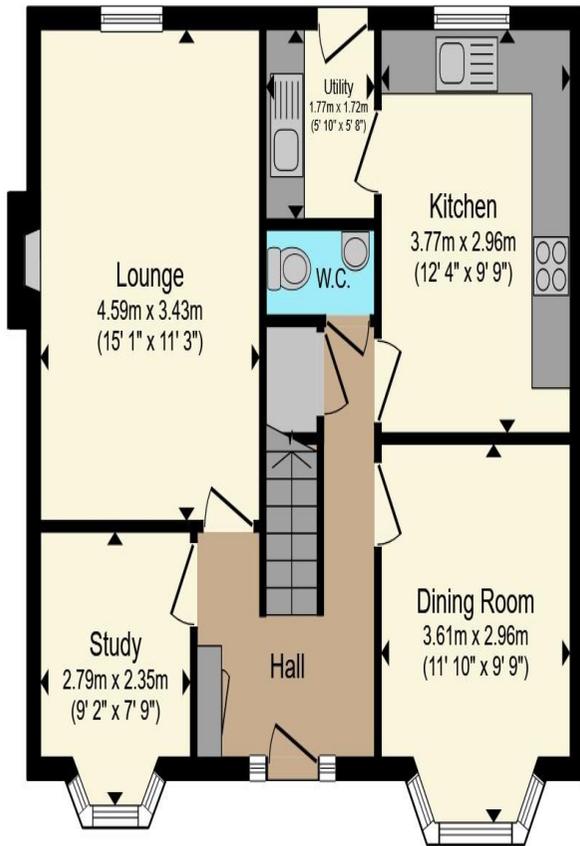
Living Room  
Study  
Dining Room  
Kitchen  
Utility Room  
Cloakroom

Bedroom 1

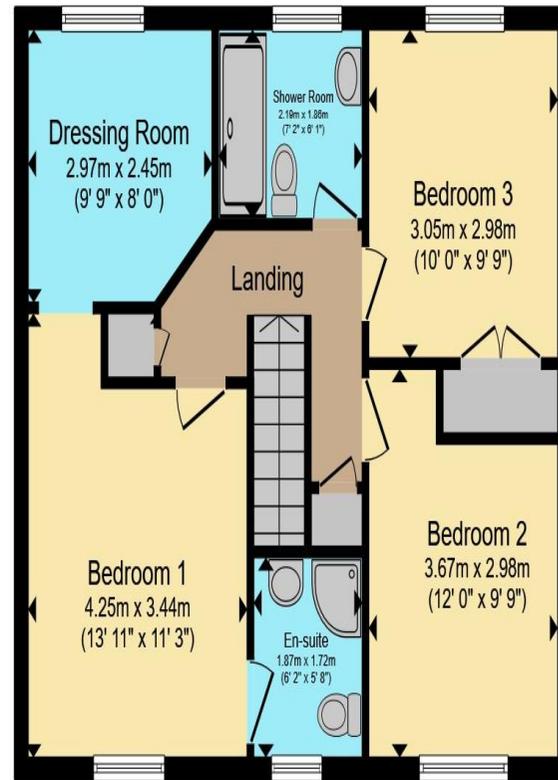


Bedroom 2  
Bedroom 3  
Bedroom 4/Dressing Room  
Shower Room/Main Bathroom  
En-Suite





**Ground Floor**



**First Floor**

Total floor area 130.2 m<sup>2</sup> (1,401 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](http://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

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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: YAX203915 - 0004

