



Elm Close, Yaxley Peterborough
Offers in Excess of £210,000 **Freehold**

**Sharman
Quinney**

Key Features



- Modern End Terraced Home
- Three Bedrooms + Bathroom
- Kitchen/Diner + Lounge
- Driveway Giving Off Road Parking
- Enclosed Rear Garden

A Well Presented Modern End Terraced Family Home is located in a quiet Cul-De-Sac, it would be a perfect First Time Buy or an ideal Investment, close to local schools, shops and various amenities, in brief the accommodation comprises of Entrance Lobby with an archway through to the Lounge with stairs to the first floor landing, door to the Kitchen/Diner which is fitted with range of base and eye level units, cupboards and drawers, worktop space, stainless steel single drainer sink unit, space for a cooker, fridge/freezer, plumbing for a washing machine, wall mounted heating boiler, door to the rear garden, Upstairs First Floor Landing to Bedroom 1 with a built-in wardrobe , Bedrooms 2 & 3, Family Bathroom comprises of a panelled bath with a hand held shower attachment, low level WC, pedestal wash hand basin, Outside frontage open plan, driveway



providing Off Road Parking, gated access to the Enclosed Rear Garden which is laid mainly to lawn.

Entrance Lobby - 3'7" x 2'9" (1.12m x .88m)

Lounge - 15'7"max x 13'7"max (4.75m x 4.14m)

Kitchen/Diner - 13'7"max x 8'9"max (4.14m x 2.67m)

First Floor Landing:

Bedroom 1 - 11'4"max x 8'4"max (3.45m x 2.54m)

Bedroom 2 - 8'9" max x 8'3"max (2.67m x 2.51m)

Bedroom 3 - 8'9" x 5'1" (2.67m x 1.55m)

Family Bathroom - 6'9"max x 5'6"max (2.06m x 1.68m)



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.

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