



Whitney Drive, Yaxley Peterborough
Offers Over **£225,000** **Freehold**

**Sharman
Quinney**

Key Features



- Modern End Terraced Home
- Two Double Bedrooms
- Kitchen/Diner + Lounge
- Downstairs Cloakroom
- Enclosed Rear Garden

Ideal First Time Buy or a Great Investment, being Sold with No-Upward Chain, located in a Cul-De-Sac in a popular area of Yaxley, in brief the accommodation comprises of Entrance Hall with stairs to the first floor landing, doors giving access to the Downstairs Cloakroom fitted with a low level WC, wash hand basin, Kitchen/Diner which has a range of base and eye level units, cupboards and drawers, worktop space with stainless steel single drainer sink unit, built-in gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, Lounge with a door giving access to the rear garden, Upstairs First Floor Landing with a built-in storage cupboard, doors to Bedroom 1 with an over stairs storage cupboard, Bedroom 2 which benefits from built-in wardrobes with sliding doors, three piece Family Bathroom comprising of a panelled bath with a hand held shower



attachment, low level WC, pedestal wash hand basin, Outside frontage is open plan which is laid mainly to lawn, driveway providing Off Road Parking, side gated access to the Non-Overlooked Enclosed Rear Garden which is laid mainly to lawn, features a undercover seating area.

Entrance Hall:

Downstairs Cloakroom - 5'8"max x 3'max

Kitchen/Diner - 16'3"max x 7'9"max

Lounge - 14'8"max x 9'4"max

First Floor Landing:

Bedroom 1 - 14'8"max x 10'6"max including recess.

Bedroom 2 - 13' x 8'2" excluding wardrobe space.

Three Piece Bathroom:



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01733 245400

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 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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