Landsdowne Road, Yaxley, Peterborough

Price: £115,000 Leasehold

- Fantastic Investment Property
- Within easy reach of all Village amenities
- Entrance Hall
- Lounge
- Kitchen
- Three Bedrooms

EPC Rating: F

www.sharmanquinney.co.uk
Accommodation Includes

Entrance Hall
Laminate flooring, loft access.

Lounge
12' 7" x 10' 3" ( 3.84m x 3.12m ). Two double glazed windows to the rear, laminate flooring, electric heater, door to bedroom 3.

Kitchen/Diner
10' 2" x 10' ( 3.10m x 3.05m ). Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below, electric cooker point, plumbing for washing machine, space for fridge freezer.

Inner Hallway
Airing cupboard, leading on to bedroom 2.

Bedroom 1
10' 3" x 13' 5" ( 3.12m x 4.09m ). Double glazed window to the rear, electric heater, laminate flooring.

Bedroom 2
8' 1" x 7' 9" ( 2.46m x 2.36m plus walkway ). Double glazed window to the front, electric heater.

Bedroom 3
8' 4" x 10' 3" ( 2.54m x 3.12m ). Double glazed window to the rear.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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: YAX202186 - 0011