Cock Close Road, Yaxley, Peterborough

Price: Freehold £220,000

- Detached House
- Three Bedrooms
- Kitchen Diner
- Conservatory
- Generous Off Road Parking
- Enclosed Rear Garden

EPC Rating: D

www.sharmanquinney.co.uk
Ground Floor

Entrance Porch
UPVC double glazed entrance door to front and UPVC double glazed window to side. Radiator. Laminate floor.

Lounge
5.83m x 3.98m maximum (19'01" x 13'0" maximum). UPVC Double glazed window to front. French doors and window to rear to conservatory. Radiator. Laminate floor. Understairs storage cupboard.

Kitchen Diner
8.25m x 2.48m (27'0" x 8'01"). UPVC Double glazed window to front and rear. Fitted with a range of base and wall units. Breakfast bar. Sink and drainer with mixer tap. Tiled splashbacks. Integrated oven with chimney style extractor fan over. Space for fridge/freezer, washing machine and tumble dryer. Two radiators.

Conservatory
UPVC double glazed conservatory with UPVC double glazed double door to side to garden. Laminate floor.

First Floor

Bedroom One:
3.92m x 2.5m (12'10" x 8'02"). UPVC Double glazed window to front. Radiator. Fitted carpet. This room has restricted head height.

Bedroom Two
3.09m x 3.03m (10'0" x 9'11"). UPVC Double glazed window to rear. Radiator. Built-in storage cupboard. This room has restricted head height.

Bedroom Three
3.14m x 2.62m maximum (10'03" x 8'07" maximum). UPVC Double glazed window to front. Radiator.

Bathroom
3.06m x 2.45m (10'0" x 8'0"). UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Corner bath with mixer tap and shower over. Part tiled walls.

Outside

Front
Laid to lawn and gravel providing off road parking. Gated access to rear garden.

Rear
Garden enclosed by fencing. Mainly laid to lawn, with paving and decking area, shrub borders.

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: YAX202217 - 0010
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