Thistle Close, Yaxley, Peterborough

**Price:** Offers In Excess Of £180,000  Freehold

- Coach House
- Two Bedrooms
- Fitted Kitchen
- En-Suite to Master
- Family Bathroom
- Single Garage
- Off Road Parking
- Enclosed Rear Garden

EPC Rating: C

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Front Entrance Door to:

Entrance Hall
Radiator, stairs to first floor landing.

First Floor Landing
PVCu double glazed window to rear aspect, built in storage cupboard, radiator, access to loft hatch, doors leading to:

Lounge
4.28m max x 4.37m max (14'1" x 14'4"). Two radiators, telephone point, satellite TV & FM aerial point, PVCu double glazed french doors with Juliet style balcony to front, opening to:

Kitchen
2.57m max x 1.56m min 2.72m (8'5" x 5'12" x 8'11"). Matching range of wall and floor level units with fitted worktop space over, 1 ½ bowl stainless steel single drainer sink unit with mixer taps with storage cupboards under, integrated washing machine, plumbing for dishwasher, built-in oven with fitted four ring gas hob with extractor hood over, PVCu double glazed window to rear aspect, wall mounted gas central heating boiler.

Bedroom One
4.29m max x 2.52m max (14'1" x 8'3"). PVCu double glazed window to front aspect, radiator, telephone point, TV point, door to:

En-Suite Shower Room
Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin with tiled splashbacks, close coupled WC, extractor fan, radiator.

Bedroom Two
2.60m x 2.27m (8'6" x 7'5"). PVCu double glazed window to front aspect, radiator.

Family Bathroom
Fitted with three piece white suite comprising panelled bath, pedestal wash hand basin, close coupled WC, tiled splashbacks, extractor fan, PVCu frosted double glazed window to rear aspect, radiator, tiled flooring.

Outside
To the front, driveway providing off road parking leading to a single garage with courtesy door leading to an enclosed rear garden. An enclosed rear garden, enclosed by brick walling, timber decking & lawn area.

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: YAX202520 - 0008