Laburnum Avenue, Yaxley, Peterborough

Price: Offers In Excess Of £170,000 Freehold

- Three Bedrooms
- Well-Proportioned Home
- Lounge & Dining Room
- Downstairs WC
- Enclosed Rear Garden
- Ideal First Time Buy

EPC Rating: C
Entrance Hall
Radiator, Kardean flooring, under stairs storage space, stairs to first floor.

Downstairs WC
Frosted double glazed window to the front, low level WC, hand wash basin, radiator.

Lounge
11’3” x 12’6” (3.43m x 3.81m). Double glazed window to the front, radiator, carpet flooring, central feature wall between lounge & dining room.

Dining Room
9’10” x 11’ (3.00m x 3.35m). Double glazed window & door to the rear, Kardean flooring, radiator, archway to kitchen.

Kitchen
7’2” x 8’2” (2.18m x 2.49m). Double glazed window to the rear, stainless steel sink drainer with mixer tap, work surfaces with cupboards below & range of wall mounted storage cupboards. Plumbing for washing machine, space and plumbing for a slimline dishwasher, electric cooker point, fridge freezer space, Kardean flooring.

First Floor Landing
Access to the loft, airing cupboard.

Bedroom One
9’ x 12’4” plus recess (2.74m x 3.76m plus recess). Double glazed window to the front, radiator, carpet flooring, built in open fronted wardrobe.

Bedroom Two
11’ 2” x 10’ 6” max (3.40m x 3.20m max). Double glazed window to the rear, carpet flooring radiator.

Bedroom Three
8’1” x 8’1” (2.46m x 2.46m). Double glazed window to the front, laminate flooring, and radiator.

Family Bathroom
Frosted double glazed window to the rear, radiator, panel bath with shower over, mixer tap, hand wash basin, close coupled WC.

Outside The Property
The front garden is laid to lawn. The rear garden offers a timber decked seating area and is mainly laid to lawn with gravelled border along with a brick built store. The garden is enclosed by fencing with gated rear access.

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: YAX202532 - 0009
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