



Royce Close, Yaxley, Peterborough
offers in excess of £210,000 **Freehold**

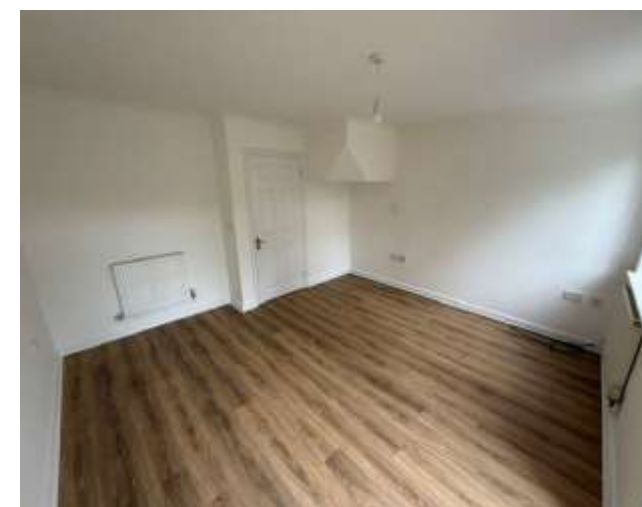
**Sharman
Quinney**

Key Features



- Semi Detached Property
- Ideal for First Time Buyer
- Patio Doors to Garden
- Generous Sized Bedrooms
- Off Road Parking

Ideal First Time or Family Home. Perfectly located in walking distance to local shops and schools and in brief the accommodation includes Entrance Hall with stairs to the first-floor landing with a downstairs cupboard, doors giving access to the Two Piece Downstairs Cloakroom, Kitchen which has a range of fitted base and eye level units, cupboards and drawers, worktop space, built-in gas hob, electric oven, space for fridge/freezer, plumbing for a washing machine, concealed wall mounted heating boiler, Lounge having double glazed sliding patio doors to the rear garden, Upstairs First Floor Landing has doors to the two generous sized bedroom sand a Family Bathroom, Outside to the front a driveway providing Off Road Parking and leads to the Single Garage with a metal up and over door, courtesy door opening out to the enclosed rear garden which is laid mainly to lawn. End of Cul de sac



Lounge - 13.24 x 13.19 reducing to 11.87 into
alcove (4.03x4.02max 3.61)

Kitchen - 9.60x5.92 (2.92 x 1.80)

Bedroom 1 - 13.27 x 8.95 (4.04 x 2.57)

Bedroom 2 -11.22 x 7.42 (3.72 x 2.26)

Bathroom 7.5 x 6.76 *(2.28 z 2.06)

Single garage

To view this property call Sharman Quinney on:
01733 245400

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 01733 245400

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