



Church Walk, Yaxley Peterborough  
**£240,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Established Semi- Detached Home
- Three Bedrooms + Downstairs WC
- Two Reception Areas + Conservatory
- Separate Two-Piece Shower Room
- Separate One-Piece WC

Established Semi-Detached Family Home set back from the road in a Non Estate Location, briefly the accommodation comprises of Reception Hall with stairs to the first floor landing and a door to the Kitchen with a range of fitted base and eye level units, cupboards and drawers, built-in pantry, worktop space, one and a quarter single drainer sink unit, built-in five ring gas hob, eye level electric oven, space for a fridge/freezer, plumbing for a dishwasher, archway to the dining area, door to the Utility Room with worktop space, storage cupboards under, plumbing a washing machine, space for a tumble dryer, polycarbonate roof door to the front and one to the rear garden, door to the Downstairs WC, Dining Area with an archway through to the lounge, double glazed sliding doors to the Conservatory with double glazed windows, French doors to the rear garden, Upstairs First

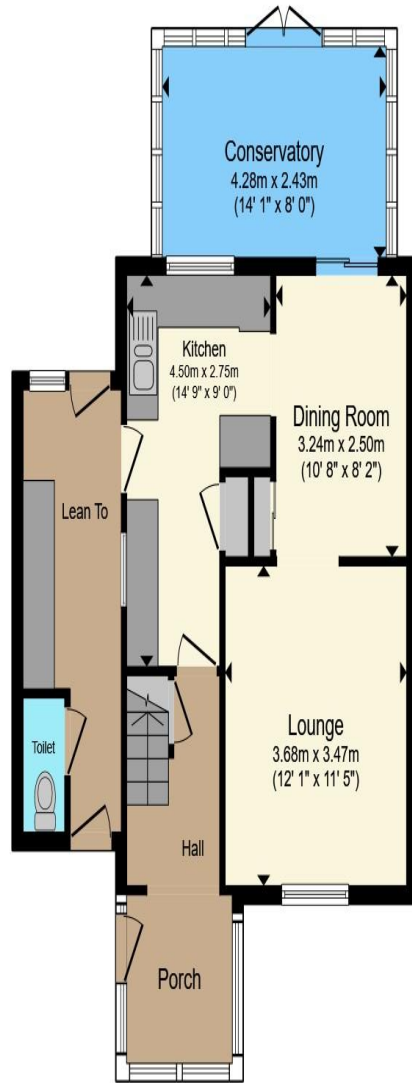


Floor Landing with doors to the Three Bedrooms,  
Two Piece Shower Room, Separate WC with the  
wall mounted heating boiler, Outside frontage is  
open plan, laid mainly to lawn, Rear Garden is  
enclosed, non-overlooked with various plants and  
shrubs, paved patio seating area.

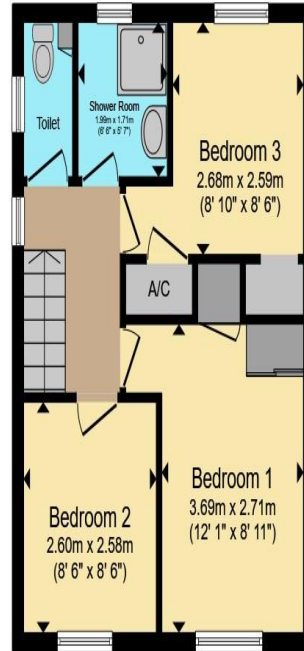
Reception Hall  
Kitchen - L/Shaped Room.  
Dining Area  
Lounge  
Conservatory  
Utility L/shaped Room, including WC.  
Downstairs WC  
First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Separate Shower Room  
Separate WC

All measurements are listed on the floor plan.





**Ground Floor**



**First Floor**

Total floor area 100.6 m<sup>2</sup> (1,082 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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