



Church Walk, Yaxley
£250,000 **Freehold**

**Sharman
Quinney**

Key Features



- Established Semi-Detached Home
- Set Back from Main Road
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom

Established Well Presented Semi-Detached Family Home in a quiet area of Yaxley set back from the main road in a Non-Estate Location, the accommodation briefly comprises of Entrance Hall with stairs to the first floor landing with doors giving access to the Utility/Cloaks Room which has a fitted worktop space, tumble dry space under and plumbing for a washing machine, door to the two piece Downstairs Cloakroom comprising of a wash hand basin with a storage cupboard under and a close coupled wc, the Separate Lounge has double doors to the Dining Area which has French doors to the rear garden, archway to the Kitchen Area which has arrange of fitted base and eye level units, cupboards and drawers, worktop space with a stainless steel one and a quarter single drainer sink unit, space for a cooker and fried/freezer, benefits from having a built-in



pantry, window overlooking the rear garden. Upstairs First floor landing has doors to the Walk-in storage cupboard, Bedroom 1 with a built-in double wardrobe, Bedroom 2 also with a built-in double wardrobe, Bedroom the overlooking rear garden and open fields, Family Bathroom is fitted a panelled bath with a handheld shower attachment, wash hand basin with a storage cupboard under, close coupled wc, built-in over stairs storage cupboard, tiled walls. Outside frontage is open plan and laid mainly to lawn, side gated access to the enclosed rear garden which backs onto open fields, laid mainly to lawn, with various plants and shrubs and a paved patio seating area. MUST BE VIEWED TO FULLY APPRECIATE,

Entrance Hall:

Utility Room/Cloakroom:

Downstairs Cloakroom:

Lounge: 14'8" x 11'4" (4.47m x 3.47m).

Dining Area: 8'1" x 11'4" (2.46 x 3.47m).

Kitchen Area: 9'3" x 9'8" (2.83m x 2.96m).

First Floor Landing:

Bedroom 1: 11'3" x 11'6" (3.42m x 3.53m).

Bedroom 2: 10'4" x 11'5" (3.15m x 3.49m).

Bedroom 3: 8'10" x 7'3" (2.68mm x 2.20m)

Family Bathroom:

Agents Notes/; Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, **the fee**

cannot be refunded, even if the property purchase does not go ahead.

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01733 245400

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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