



10 Whitney Drive, Yaxley PE7 3EF

£208,500



*****IDEAL FIRST TIME PURCHASE***** " Well presented throughout, this 2 double bedroom semi detached home is the ideal property for a first time buyer. Situated in a cul de sac in Yaxley, and on a modern development, this house is within close proximity to local amenities, schools, health care centres and access to the A1. Inside, comprises of an entrance hall, WC, living room, kitchen/diner, 2 double bedrooms, bathroom, garden and parking for 2 cars. Viewings are highly recommended. Council tax band - B // EPC Rating - B "

ENTRANCE

Door to front, stairs to 1st floor and radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin. UPVC double glazed window to front.

LIVING ROOM

15' 1" (MAX) x 9' 3" (4.60m x 2.82m) APPROX. UVPC double glazed window to front, radiator and under stairs cupboard.

KITCHEN/DINER

12' 6" x 8' 0" (3.81m x 2.44m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for washing machine, space for freestanding fridge/freezer, 4 ring gas hob and oven and wall mounted boiler. UVPC double glazed french doors to rear, UVPC double glazed window to rear.

1ST FLOOR LANDING

Loft access

BEDROOM 1

12' 6" x 8' 2" (3.81m x 2.49m) APPROX. UVPC double glazed window to rear and radiator.

BEDROOM 2

12' 6" (MAX) x 8' 6" (3.81m x 2.59m) APPROX. UVPC double glazed window to front, radiator and cupboard.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and UVPC double glazed window to side.

OUTSIDE

There is parking for 2 cars.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

