


**Elm Close, Yaxley PE7 3YW**
**£200,000**


\*\*\* WITH GARAGE! \*\*\* " Located in a cul de sac location, this 2 bedroom end of terrace home is a fantastic 1st time buy. Featuring an entrance, living room, modern kitchen, 2 bedrooms, bathroom, garage and garden, this home is well presented throughout and ready to move straight into. EPC Rating - C // Council Tax Band - B "

## ENTRANCE

5' 4" x 2' 9" (1.63m x 0.84m) (approx) Door to side.

## LIVING ROOM

14' 0" x 11' 6" (4.27m x 3.51m) (approx) Window to front, radiator and stairs to first floor.

## KITCHEN

11' 7" x 8' 2" (3.53m x 2.49m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven and hob, space for freestanding fridge / freezer and space for washing machine. Door to rear, window to rear and wall mounted boiler.

## FIRST FLOOR LANDING

## BEDROOM ONE

9' 3" (max to cupboard) (2.82m) 8' 3" (min) x 11' 8" (2.51m x 3.56m) (approx) Window to front, two cupboards and access to loft.

## BEDROOM TWO

10' 7" x 6' 0" (3.23m x 1.83m) (approx) Window to rear and radiator.

## BATHROOM

7' 4" x 5' 2" (2.24m x 1.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

## GARAGE

## OUTSIDE

The rear garden is mainly laid to lawn.

## 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.

