



Rosedale
PROPERTY AGENTS

'Making your move easier'



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 "

rosedaleproperties.co.uk

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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.

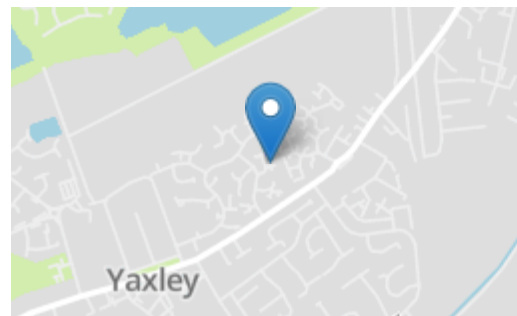
GARAGE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

