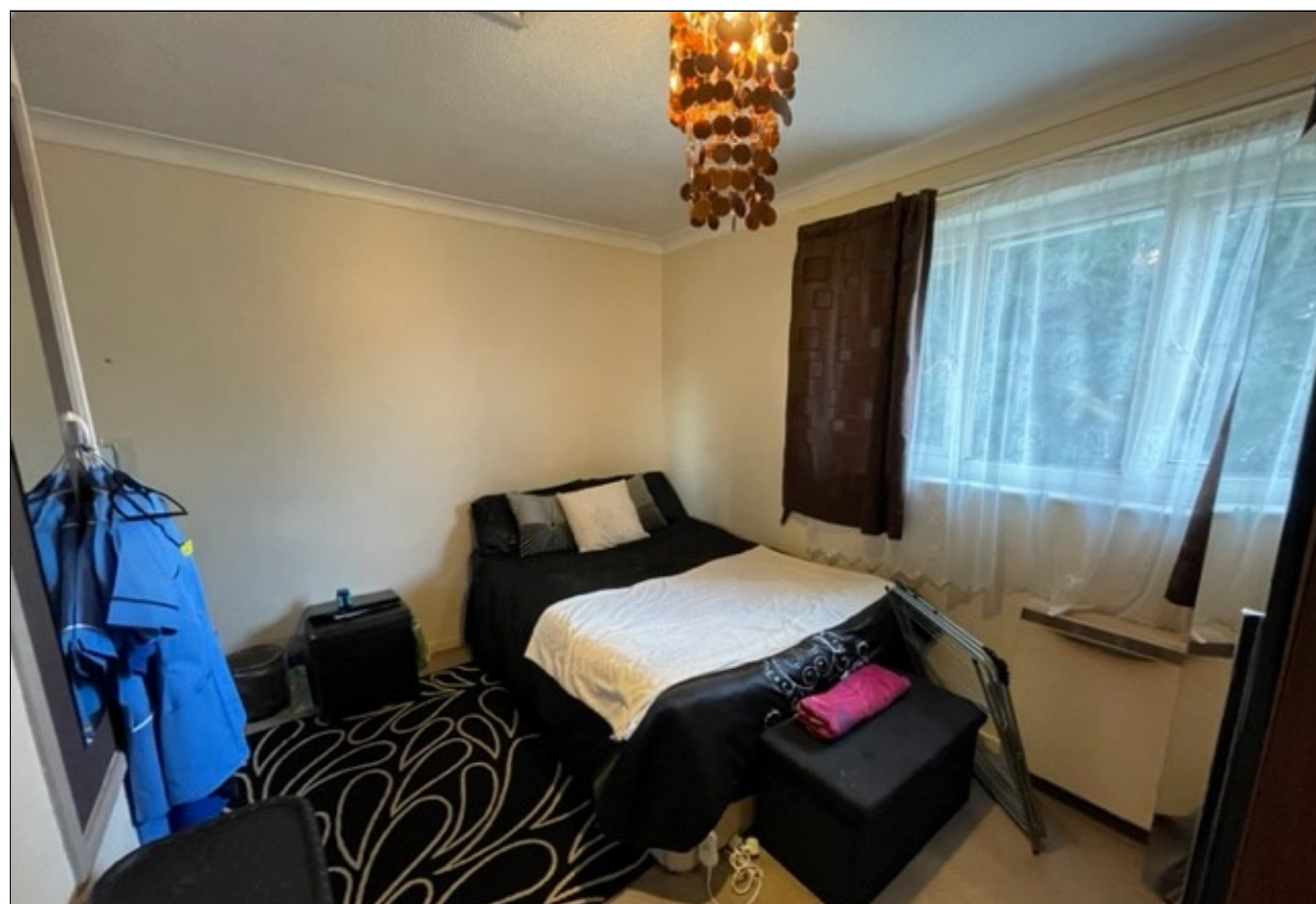


8 Lavender Close, Yaxley, Peterborough, PE7 3YR



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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8 Lavender Close, Yaxley, Peterborough, PE7 3YR

£199,950 Freehold

OPEN TO INVESTORS AND THE OPEN MARKET. This two bedroom detached property is located in the popular village of Yaxley. The village allows quick access to the A1 and Peterborough City Centre. Yaxley offers many amenities such as schools, post office, doctors, dentist, convenience stores & much more!!

The property offers electric heating, uPVC double glazing, entrance hall, lounge/diner, kitchen with cooker/hob, two bedrooms, bathroom with shower over bath, gardens to front & rear & 2 parking spaces.

This investment property currently generates a gross rental income of £645pcm or £7,740 gross per year.



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8 Lavender Close, Yaxley, Peterborough, PE7 3YR

Entrance Hall

0.95m x 1.20m (3' 1" x 3' 11") Approx
uPVC door, fuse box, laminate flooring.

Lounge/Diner

4.23m x 3.57m (13' 11" x 11' 9") Approx
uPVC sliding door to rear, uPVC window, fitted electric fire with surround, stairs to 1st floor, electric heater, laminate flooring.

Kitchen

3.57m x 2.53m (11' 9" x 8' 4") Approx
uPVC door to rear, 2x uPVC windows, eye & base level units with complimentary worktops, tiled splash backs, sink with draining board, built in oven, hob & extractor above, electric heater, vinyl flooring.

Stairs & Landing

uPVC window, airing cupboard housing water tank, fitted carpet.

Bedroom 1

3.57m x 3.47m (11' 9" x 11' 5") Approx
uPVC window, loft access, cupboard over stairs, electric heater, fitted carpet.

Bedroom 2

3.30m x 1.67m (10' 10" x 5' 6") Approx
uPVC window, electric heater, fitted carpet.

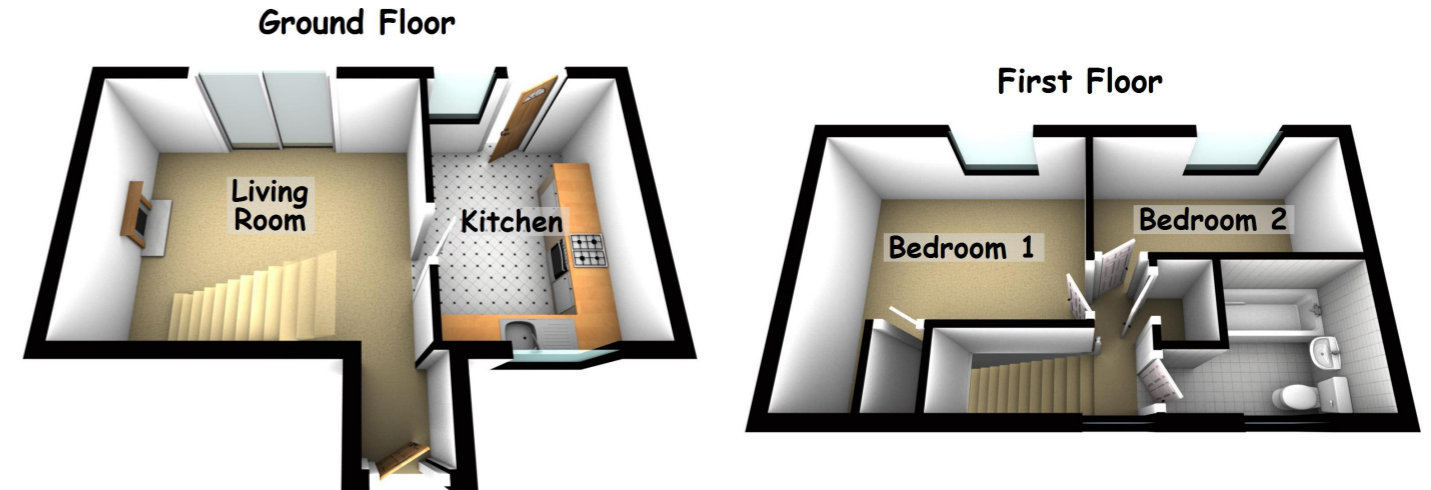
Bathroom

1.80m x 2.40m (5' 11" x 7' 10") Approx
Frosted uPVC window, three piece suite comprising of low level WC, wash hand basin & paneled bath with electric shower, tiled splash backs, wall mounted electric fan heater, vinyl flooring.

Outside

The rear garden is enclosed by fence panels & a gate giving access to the front, patio area under wooden pergola, mainly laid to lawn with a slabbed path to the bottom of the garden. The front is laid to lawn with a slabbed path to the front door & a driveway for 2 vehicles.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
Plan produced using PlanUp.

8 Lavender Close

