

65 Mallory Drive, Yaxley, Peterborough, PE7 3AF



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Capitol Lettors

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£185,000 Freehold

This modern two bedroom terraced 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 gas central heating, UPVC double glazing, entrance hall, downstairs WC, kitchen with cooker/hob, lounge/diner, two double bedrooms, bathroom with shower over bath, garden to rear & 1 parking space.



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## Entrance Hall

0.99m x 3.08m (3' 3" x 10' 1") Approx  
uPVC door to front, radiator, wood effect flooring with inset door mat.

## Cloakroom

2.03m x 0.91m (6' 8" x 3' 0") Approx  
uPVC window to front, two piece suite comprising of low level WC & wash hand basin, radiator, fuse box, wood effect flooring.

## Kitchen

3.08m x 2.30m (10' 1" x 7' 7") Approx  
uPVC window to front aspect, eye & base level units with complimentary worktop & tiled splash backs, stainless steel sink with draining board & mixer tap, built in oven with gas hob & extractor above, boiler, plumbing for washing machine & space for free standing fridge/freezer, radiator, wood effect flooring.

## Lounge

4.40m x 4.66m (14' 5" x 15' 3") Approx  
uPVC patio doors & windows to rear aspect, radiator, TV & phone points, fitted carpet.

## Stairs & Landing

Stairs with balustrade to first floor, loft hatch, store cupboard, fitted carpet.

## Bedroom One

4.44m x 0m (14' 7" x 0' 0") Approx  
uPVC window to rear, built in wardrobes, radiator, TV & phone points, fitted carpet.

## Bathroom

2.11m x 2.35m (6' 11" x 7' 9") Approx  
Three piece bathroom suite comprising of low level WC, wash hand basin & paneled bath with glass shower screen & thermostatic shower, 2x storage cupboards, vinyl flooring.

## Bedroom Two

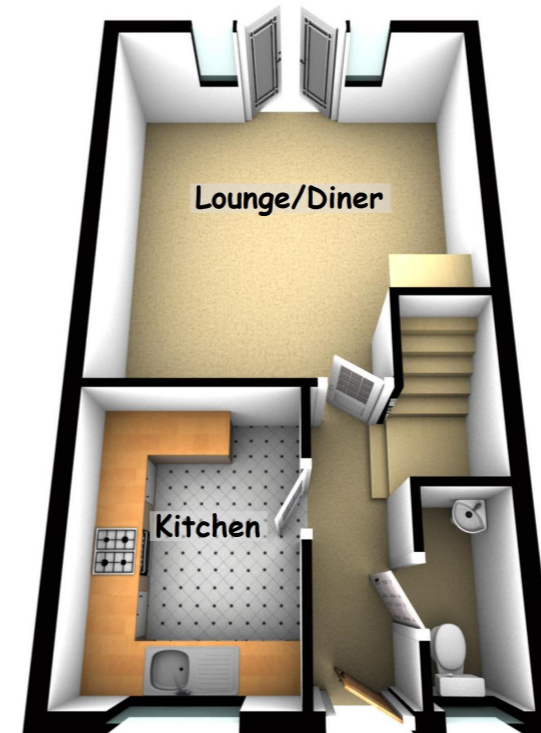
4.44m x 2.85m (14' 7" x 9' 4") Approx  
uPVC window to front, radiator, fitted carpet.

## Outside

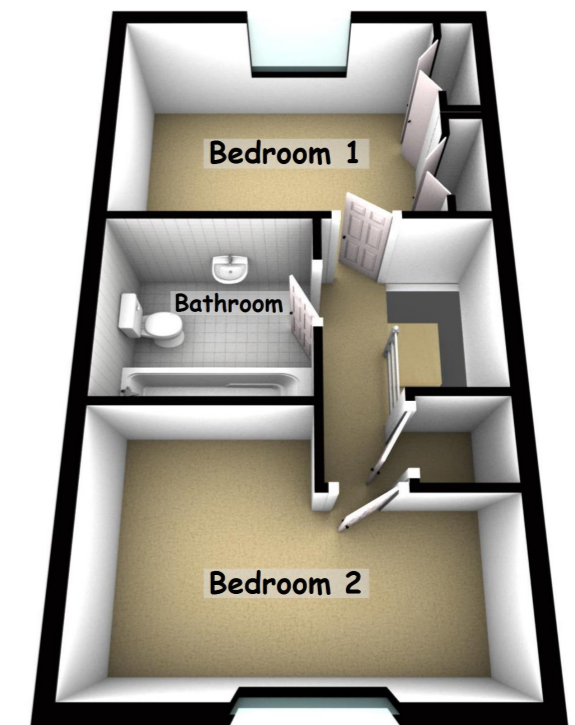
Rear garden enclosed by fence panels & gate, mainly laid to lawn with decked area, borders with plants/shrubs. Slate patches to the front with slabbed path to front door. Parking area to the side with walkway to rear gate.

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## Ground Floor



## First Floor



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.

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