



Rosedale
PROPERTY AGENTS

'Making your move easier'



40 Windsor Road, Yaxley, Peterborough, Cambridgeshire PE7 3JA £280,000



*** NO ONWARD CHAIN *** " Located in the desirable village of Yaxley, this 3 bedroom home is a fantastic first time buy opportunity, or a family home! Featuring a porch, entrance hall, kitchen, dining area, living room, lean to, store, 3 bedrooms, and an renovated bathroom. Viewings are highly recommended to appreciate the location, and potential of this property. EPC Currently Unavailable/ Council Tax Band - C ".



PORCH

2' 4" (min) (0.71m) 3' 9" (max) x 6' 2" (1.14m x 1.88m) (approx) (Irregular Shape) Door to side and window to front.

ENTRANCE

Door to front, radiator, stair to first floor and open into kitchen.

LIVING ROOM

9' 9" (min) (2.97m) 11' 9" (max) x 15' 1" (3.58m x 4.60m) (approx) Window to front and radiator. French doors to:-

DINING ROOM

8' 7" x 9' 8" (2.62m x 2.95m) (approx) Window to rear and radiator.

KITCHEN

12' 5" (min) (3.78m) 14' 1" (max) x 5' 8" (min) ((4.29 x 1.73m) 7' 8" (max) (2.34m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, space for a cooker, space for a fridge / freezer, cupboard and radiator. Window to side, window to rear and door to rear.

LEAN TO

6' 0" x 6' 5" (1.83m x 1.96m) (approx) Plumbing for a washing machine, space for a freezer and radiator. Window to rear and door to side.

STORE

7' 9" x 16' 4" (2.36m x 4.98m) (approx)

FIRST FLOOR LANDING

Loft access and window to side.

BEDROOM 1

10' 0" (min) x 11' 8" (3.05m x 3.56m) (approx) Window to rear and radiator.

BEDROOM 2

10' 0" x 10' 9" (3.05m x 3.28m) (approx) Window to front and radiator.

BEDROOM 3

7' 9" x 8' 0" (max) (2.36m x 2.44m) (approx) Window to front and radiator.

BATHROOM

6' 0" x 7' 8" (1.83m x 2.34m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and cupboard with boiler enclosed. Window to rear.

OUTSIDE

The rear of the property has a low maintenance garden.

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.

