

Peterborough  
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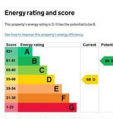


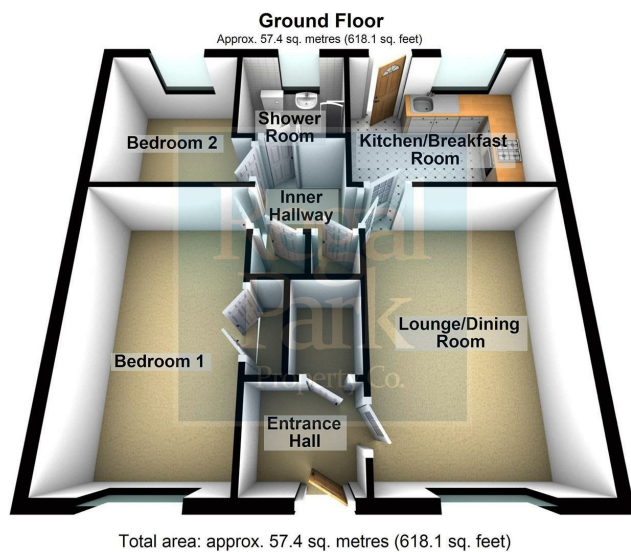
**Wykes Road, Yaxley, Peterborough, PE7 3YE**  
**£875 Per month**

**\*POPULAR VILLAGE LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached Bungalow in the popular Village location of Yaxley. The property is situated close to local amenities and comprises of: Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Bathroom. There is a low maintenance rear garden. Viewings Highly Recommended.

EPC: D





### Entrance Hall

Double radiator, vinyl flooring, telephone point, white walls, light fitting, smoke detector.

### Lounge/Dining Room

15'4" x 10'6" (4.67m x 3.20m)

UPVC double glazed window to front with curtain pole and curtains, double radiator, fitted carpet, telephone point, TV point, brown walls, light shade, three shelves.

### Kitchen/Breakfast Room

8'8" x 11'1" (2.64m x 3.39m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge and freezer, fitted electric oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear with blinds, radiator, vinyl flooring, white walls, light fitting, smoke detector and co detector, uPVC double glazed obscure door to garden, light fitting.

### Inner Hallway

Vinyl flooring, white walls, door to storage cupboard, door to cupboard.

### Bedroom 1

15'5" x 8'10" (4.70m x 2.69m)

UPVC double glazed window to front with curtain pole, radiator, laminate flooring, telephone point, light shade, white walls, built in double wardrobes.

### Bedroom 2

8'8" x 7'7" (2.64m x 2.30m)

UPVC double glazed window to rear with net curtain and curtain pole, radiator, laminate flooring, white walls, light shade.

### Bathroom

Fitted with three piece suite comprising bath with shower over and glass screen, pedestal wash hand basin and low-level WC, uPVC obscure double glazed window to rear with roller blind, radiator, vinyl flooring, white walls, mirrored cabinet, storage unit.

### Outside

The rear garden has a patio area, laid to gravel, outside tap, brick built storage shed, gated side access.