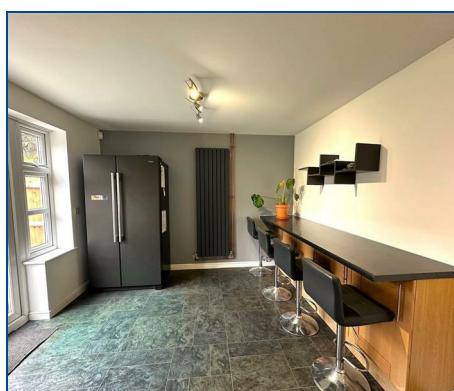


Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Foxglove Close, Yaxley, Peterborough, PE7 3GW
£1,350 Per month

EASY ACCESS TO A1 *CLOSE TO LOCAL AMENITIES* *2 EN-SUITES*
GARAGE

Regal Park are pleased to offer this well presented 3 Double Bedroom Townhouse in the popular location of Yaxley. The property is situated within easy access to A1 and local amenities and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite Shower Room, Bedroom 2 with En-Suite Shower Room.

The top floor has Bedroom 3 and a Bathroom.

There is a low maintenance rear garden and a Single Garage to the rear.

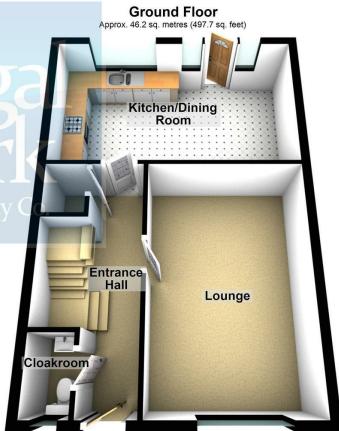
Parking is on street.

The property also benefits from Solar Panels.

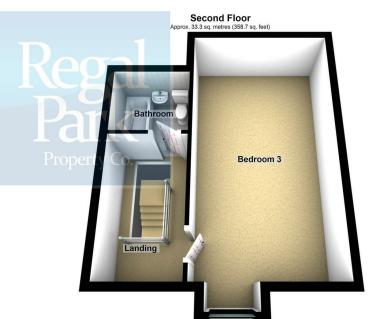
Viewings Highly Recommended.

EPC Rating: C





Total area: approx. 126.2 sq. metres (1358.3 sq. feet)



Entrance Hall

Double radiator, tiled flooring, telephone point, smoke detector, under-stairs storage cupboard, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin with cupboard under and low-level WC, tiled surround, heated towel rail, tiled flooring.

Lounge

16'5" x 10'11" (5.00m x 3.33m)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point.

Kitchen/Dining Room

10'5" x 18'3" (3.18m x 5.55m)

Fitted with a matching range of base and eye level units with worktop space over, under-unit lighting, stainless steel sink unit with mixer tap, cold water filter tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer and tumble dryer, fitted eye level electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, three uPVC double glazed windows to rear, wall mounted vertical double radiator, tiled flooring, door, uPVC double glazed door to garden.

First Floor and Landing

Radiator, fitted carpet, smoke detector, storage cupboard with hot water cylinder, stairs, door to:

Bedroom 1

13'9" x 11'6" (4.18m x 3.50m)

UPVC double glazed window to front, radiator, laminate flooring, telephone point, TV point, two built-in double wardrobes, door to:

En-Suite

Fitted with three piece suite comprising wash hand basin

with drawers under, walk in shower cubicle with fitted shower and rain shower over and low-level WC, fully tiled walls, shaver point, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

Bedroom 2

10'5" x 12'2" max (3.18m x 3.71m max)

Two uPVC double glazed windows to rear, double radiator, laminate flooring, uPVC double glazed door to juliet balcony, door to:

En-Suite 2

Fitted with three piece suite comprising wash hand basin with drawers under, recessed tiled double shower cubicle with fitted shower over and low-level WC, uPVC double glazed window to rear, wall mounted radiator, tiled flooring.

Second Floor and Landing

Radiator, fitted carpet, smoke detector, velux skylight, access to loft, door to:

Bedroom 3

20'5" x 11'6" (6.22m x 3.51m)

UPVC double glazed window to front, velux skylight to rear, radiator, laminate flooring.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, heated towel rail, vinyl flooring.

Outside

On street parking.

The rear garden has a patio area, lawn area, outside lighting, outside tap, gated side access.

There is a Single Garage to the rear of the property.