



38 London Road

Yaxley PE7 3NP

Offers in the region of £475,000



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Impressive fully refurbished detached bungalow on London Road, Yaxley.

This well proportioned property comprises of;

Porch through to the entrance hall, new kitchen/dining room with island and bi-fold doors to the garden, utility room with door to the side of the property. Living room with box bay window to the front.

Three double bedrooms, bedroom one benefitting from two built in wardrobes and a high specification en suite shower room. The family bathroom comprises of a free standing bath, two sinks, toilet and a shower- fitted to a very high standard.

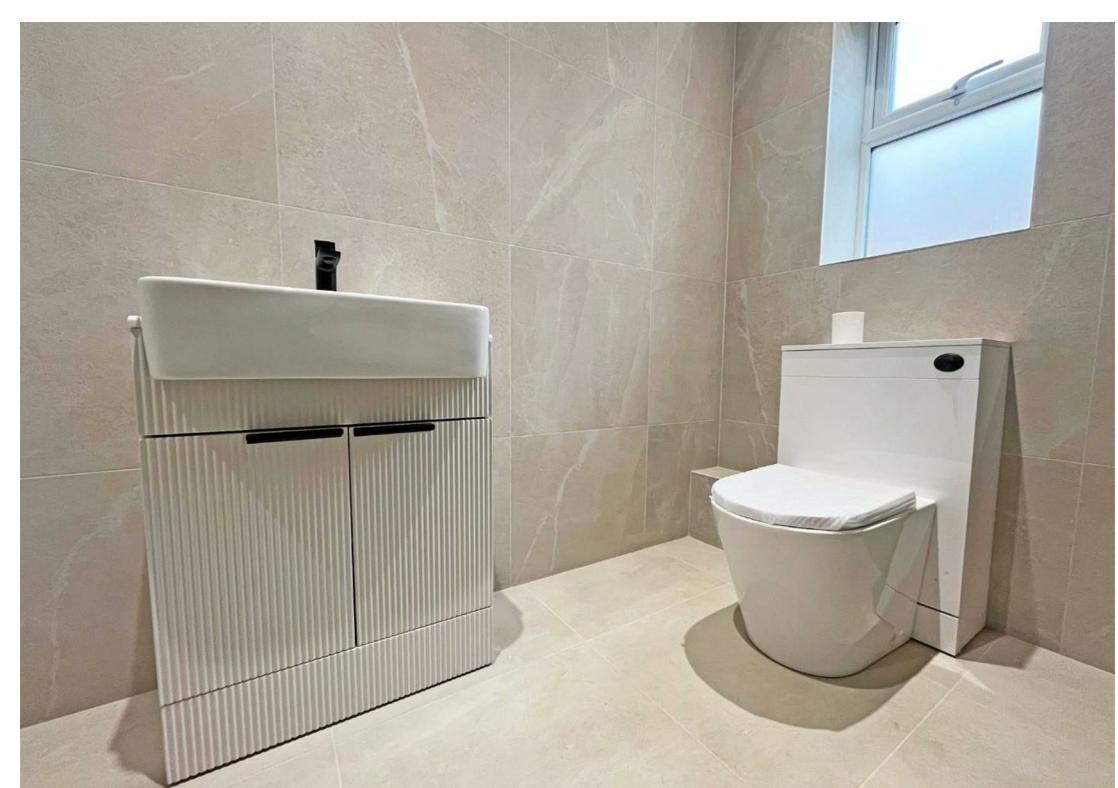
Outside- gravel parking frontage and to the side, side access. To the rear of the property, an enclosed garden that will be laid to lawn and a great sized patio area.

This property is within easy reach of local amenities, major transport links and benefits from being fully refurbished throughout and offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: C





Porch
Entrance Hall
Kitchen/Dining Room
25'3" x 11'8" (7.71m x 3.56m)

Utility Room
8'3" x 5'3" (2.52m x 1.61m)

Living Room
12'11" x 10'9" (3.95m x 3.28m)

Bedroom One
10'11" x 10'9" (3.33m x 3.28m)

En Suite Shower Room

Bedroom Two
10'9" x 10'9" (3.30m x 3.29m)

Bedroom Three
10'9" x 10'4" (3.29m x 3.15m)

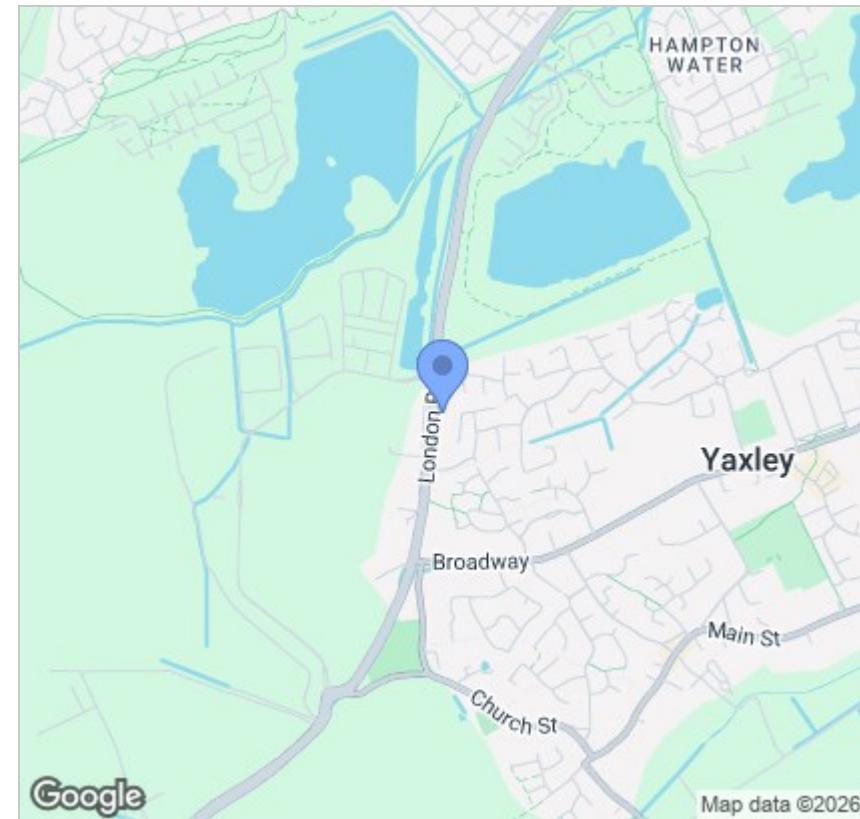
Family Bathroom
10'7" x 10'4" (3.25m x 3.16m)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Viewing

Please contact our Orton Office on 01733 852257
if you wish to arrange a viewing appointment for this property or require further information.

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