



**FITZJOHN**  
SALES & LETTINGS

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## 50 Windsor Road Yaxley Peterborough PE7 3JA

£1,250 Per month



Available To let is this Detached home situated in the Village of Yaxley and offering easy access to Peterborough and the A1M. Comprising of Sitting room, lounge diner, kitchen, shower room, three bedrooms and family bathroom. Enclosed rear garden. The landlord will be adding a driveway.





HALLWAY  
Stairs, door to

SITTING ROOM  
3.30m (10'10") x 3.25m (10'8")  
Bay window to front, radiator, fitted carpet.

LOUNGE DINER  
6.29m (20'7") x 3.43m (11'3")  
Bay window to front, window to rear, feature open fireplace with tiled surround, fitted carpet, TV point.

KITCHEN  
4.19m (13'9") x 2.39m (7'10")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, plumbing for automatic washing machine, electric oven, four ring electric hob with extractor hood over, window to rear, radiator, vinyl flooring, coving to textured ceiling,

PORCH  
Radiator, vinyl flooring,

SHOWER ROOM  
Fitted with three piece suite comprising shower cubicle, wash hand basin and low-level WC, window to side, radiator, vinyl flooring

FIRST FLOOR

BEDROOM THREE  
(7'5") x 2.13m (7')  
  
Window to side, fitted carpet.

BEDROOM TWO  
3.30m (10'10") x 3.20m (10'6")  
Window to front, radiator, fitted carpet.

FAMILY BATHROOM  
Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, window to rear, vinyl flooring, coving to textured ceiling

MASTER BEDROOM  
4.32m (14'2") max x 3.45m (11'4")  
Window to front, feature fireplace set in tiled surround, radiator, fitted carpet.

OUTSIDE  
Enclosed by wooden panelled fence, concrete patio with seating area, mainly laid to lawn, gated to front.

Area Map



Floor Plans



Energy Efficiency Graph

