



## 9 Ash Close Yaxley Peterborough PE7 3FD

£230,000

3 2 1 B

We are pleased to offer for sale this modern well presented three bedroom terrace home in the popular village of Yaxley. Comprising of entrance hall, cloakroom, lounge, kitchen diner with integrated appliances, three bedrooms, en-suite to the master bedroom and family bathroom. Two allocated parking spaces. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance Hall

Cloakroom

Lounge 4.35m (14'3") x 2.00m (6'7")

Kitchen/Diner 4.70m (15'5") x 2.68m (8'10")

First Floor Landing

Bedroom 2 2.78m (9'2") x 2.30m (7'7")

Bedroom 3 2.30m (7'7") x 1.82m (6')

Bathroom

Bedroom 1 2.82m (9'3") x 2.00m (6'7")

En-suite

OUTSIDE

Enclosed garden to rear, laid to lawn and panelled fencing.  
Two allocated parking spaces.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

### Area Map



### Floor Plans



### Energy Efficiency Graph

