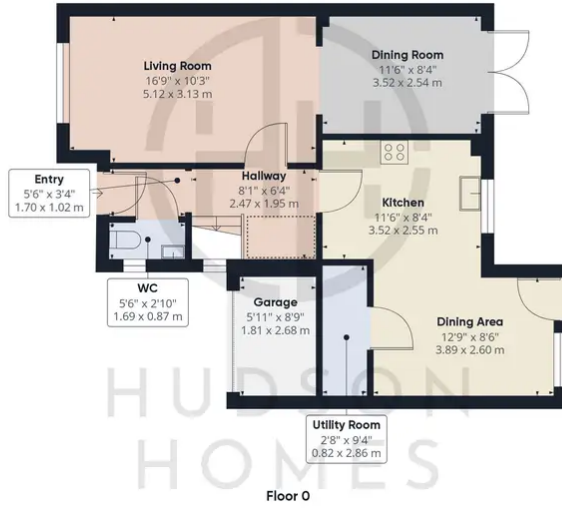




## 30 Royce Close, Yaxley

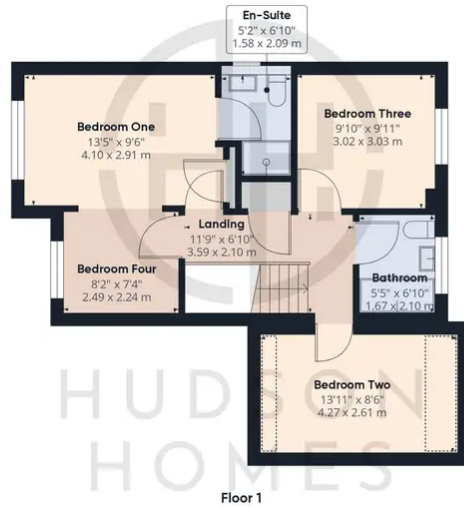
£340,000 Freehold

FULLY INTEGRATED KITCHEN/DINING ROOM • PART GARAGE CONVERSION INTO DINING AREA/LAUNDRY CUPBOARD • TWO RECEPTION ROOMS • BEDROOM FOUR NOW A DRESSING ROOM TO BEDROOM ONE • CLOAKROOM/FAMILY BATHROOM/EN-SUITE • FULLY ENCLOSED REAR GARDEN NOT OVERLOOKED • DRIVEWAY PARKING FOR 2/3 VEHICLES • SHORT WALK TO SHOPS & SCHOOLS • VIEWING RECOMMENDED



Approximate total area<sup>(1)</sup>  
1218.25 ft<sup>2</sup>  
113.18 m<sup>2</sup>

Reduced headroom  
41.22 ft<sup>2</sup>  
3.83 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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