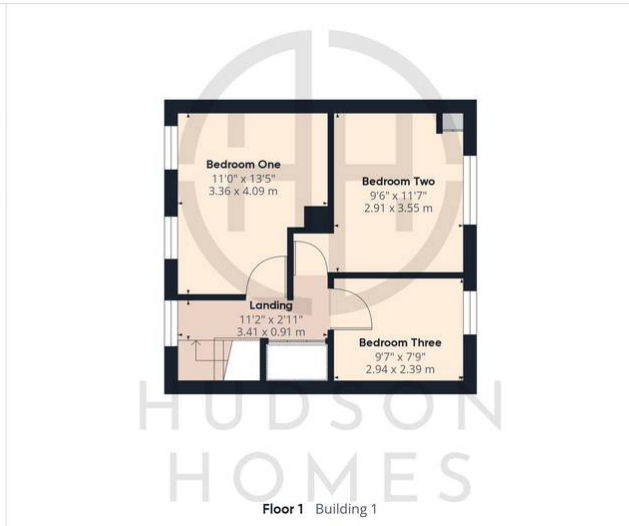


## 55 Queen Street, Yaxley

£260,000 Freehold

BACKS ONTO OPEN FIELDS • RE-FITTED KITCHEN/DINING ROOM • REFITTED GROUND FLOOR 4 PIECE BATHROOM SUITE • BOOT/LAUNDRY ROOM • VOKERA EASY HEAT PLUS GAS BOILER REFITTED IN 2018 • GOOD SIZE ENCLOSED REAR GARDEN • GARAGE & DRIVEWAY PARKING FOR 3 VEHICLES • SHORT WALK TO FOURFIELDS PRIMARY SCHOOL & CO-OP • INTERNAL FLOOR AREA 102 SQUARE METRES • COUNCIL TAX BAND B £1806





**Approximate total area<sup>(1)</sup>**  
 1262.18 ft<sup>2</sup>  
 117.26 m<sup>2</sup>

**Reduced headroom**  
 0.86 ft<sup>2</sup>  
 0.08 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.

**GIRAFFE360**

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