

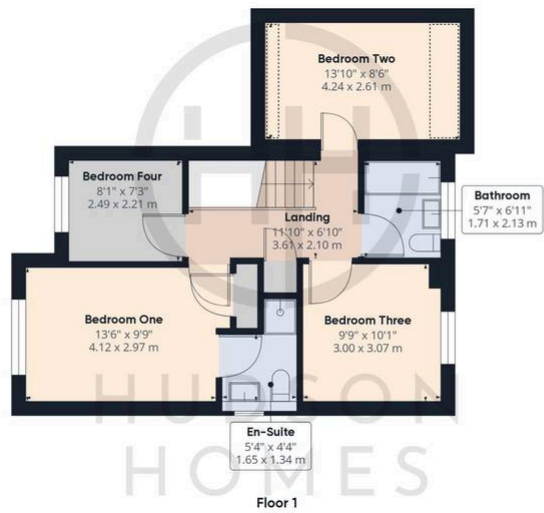


## 26 Royce Close, Yaxley

£330,000 Freehold

TOTAL FLOOR AREA 105 SQUARE METRES • GARAGE CONVERSION INTO A BREAKFAST ROOM • FAMILY BATHROOM & CLOAKROOM • EN-SUITE TO BEDROOM ONE • RE-FITTED INTEGRATED KITCHEN • COUNCIL TAX BAND C £1948 • CLOSE TO SHOPS & SCHOOLS • CUL-DE-SAC LOCATION • REPLACEMENT GAS CENTRAL HEATING BOILER & RADIATORS





Approximate total area<sup>(1)</sup>

1213.77 ft<sup>2</sup>  
112.76 m<sup>2</sup>

Reduced headroom

40.11 ft<sup>2</sup>  
3.73 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

8 Crusader Court, Yaxley, PE7 3PU