



## 32 Blenheim Way, Yaxley

£230,000 Freehold

QUIET CUL-DE-SAC LOCATION • KITCHEN/BREAKFAST • LOUNGE/DINING ROOM • SINGLE GARAGE WITH PARKING FOR 2 VEHICLES IN FRONT • LOW MAINTENANCE SPLIT LEVEL GARDEN • COUNCIL TAX BAND - B £1806 • TOTAL FLOOR AREA 743 sqft • EXCELLENT CONDITION THROUGHOUT • ENERGY RATING C • CLOSE TO SHOPS, AMENITIES & ALL ROAD NETWORKS





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
710.09 ft<sup>2</sup>  
65.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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