

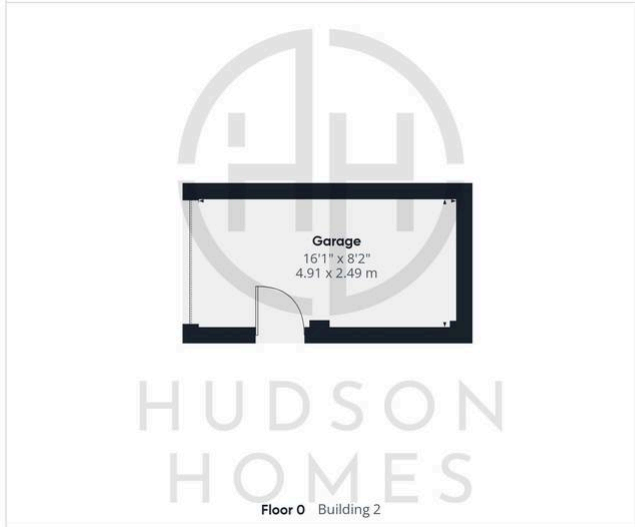
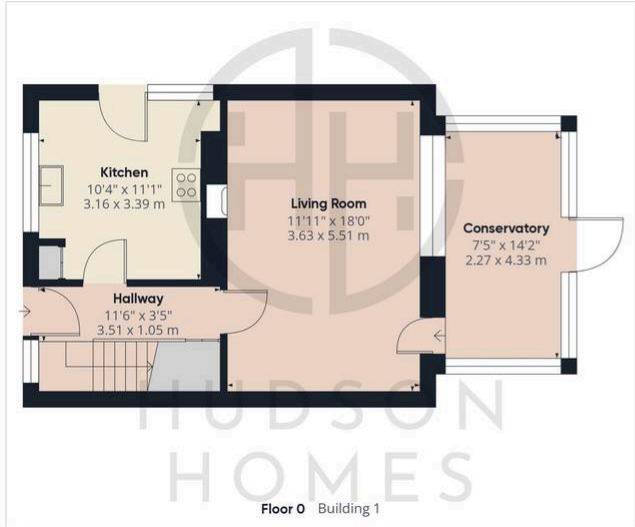


## 8 Westfield Road, Yaxley

£275,000 Freehold

NO FORWARD CHAIN • COSMETIC UPDATING REQUIRED THROUGHOUT • POTENTIAL TO ADD SIDE EXTENSION (STP) • uPVC CONSERVATORY • BEDROOMS COME WITH FITTED WARDROBES • REFITTED SHOWER ROOM • SINGLE GARAGE WITH ROLLER DOOR + DRIVEWAY PARKING • INTERNAL FLOOR AREA 99 SQUARE METRES • DESIRABLE VILLAGE LOCATION • VALLIANT GAS BOILER & CENTRAL HEATING SYSTEM





**Approximate total area<sup>(1)</sup>**  
1031 ft<sup>2</sup>  
95.78 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.

GIRAFFE360

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