



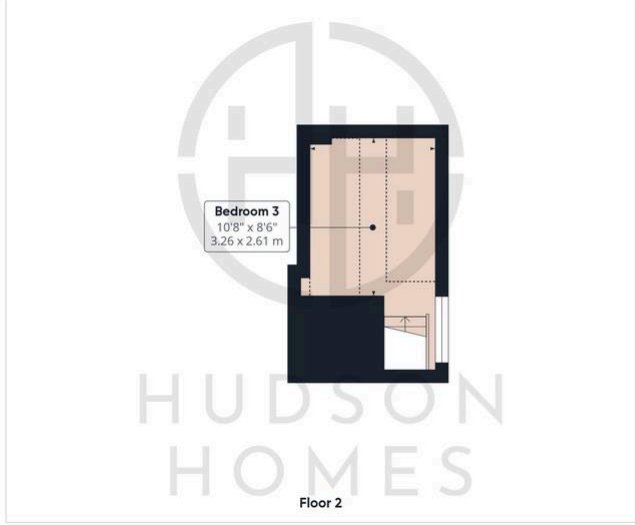
## 2 Badger Close, Yaxley

£225,000 Freehold

REFITTED INTEGRATED KITCHEN & FOUR PIECE BATHROOM SUITE • UTILITY ROOM/CLOAKROOM • SINGLE GARAGE, DRIVEWAY & FRONT PARKING • BEDROOM THREE HAS BEEN CONVERTED INTO A BEDROOM LOFT ROOM • uPVC CONSERVATORY • COUNCIL TAX BAND B £1806 PER YEAR • INTERNAL FLOOR AREA • SHORT WALK TO SHOPS & SCHOOLS • EASY ACCESS TO THE A1(M) & A605 • SHORT ONWARDS CHAIN



HUDSON  
HOMES



**Approximate total area<sup>(1)</sup>**  
 886.41 ft<sup>2</sup>  
 82.35 m<sup>2</sup>

**Reduced headroom**  
 63.82 ft<sup>2</sup>  
 5.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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