



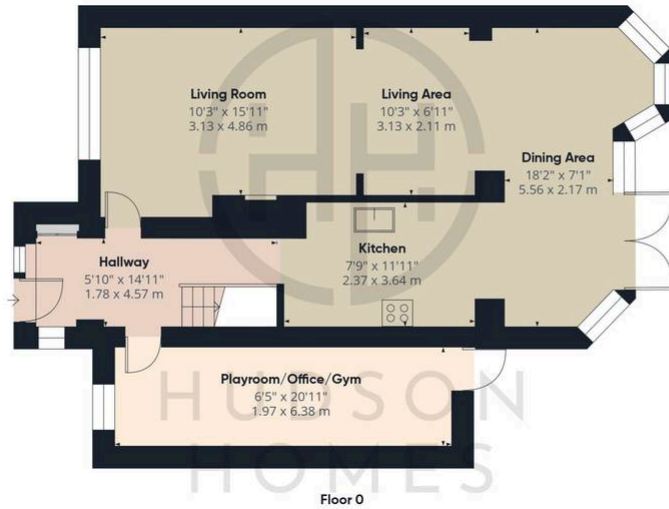
13 Orchard Walk, Yaxley

£275,000 Freehold

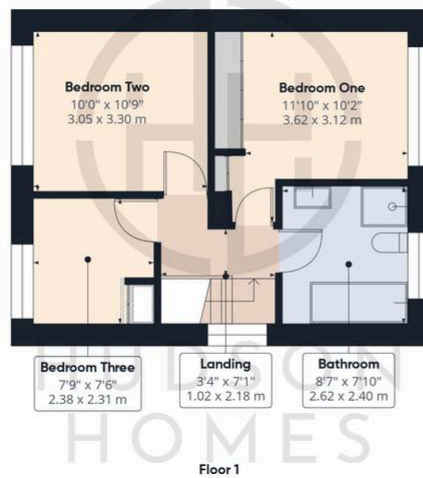
OPEN PLAN LIVING DOWNSTAIRS • uPVC CONSERVATORY - WARM ROOF FITTED IN 2023 • REFITTED 4 PIECE BATHROOM SUITE IN 2022 • GARAGE CONVERSION INTO A PLAYROOM WITH REAR ROLLER DOOR • WORCESTER COMBI BOILER SERVICED ANNUALLY • EASY MAINTENANCE GARDEN ASTRO TURF FITTED 2024 • REAR ACCESS PARKING FOR 2 VEHICLES • SOME uPVC WINDOWS REPLACED IN 2022 • COUNCIL TAX BAND C
£2169 PER YEAR AREA 1,023 sqft



HUDSON
HOMES



Approximate total area⁽¹⁾
 1137 ft²
 105.6 m²



(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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