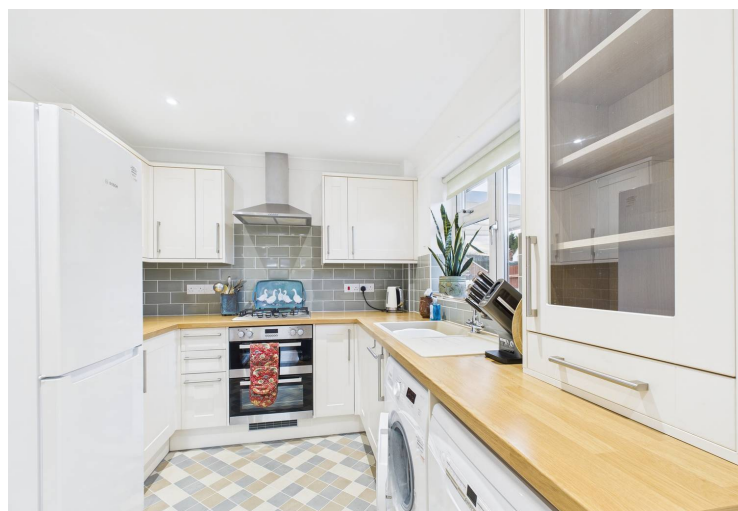




9a Manor Close, Yaxley

£265,000 Freehold

12-year-old bungalow situated in a quiet cul-de-sac, offering peace and privacy. • Offered for sale with no forward chain, ensuring a smoother and faster transaction. • Immaculately presented throughout, with flooring recently updated for a fresh, modern finish. • Kitchen/dining room with 18-month-old white goods included in the sale. • uPVC conservatory accessed directly from the dining area, adding valuable additional living space. • Both bedrooms benefit from fitted wardrobes, offering ample built-in storage. • Shower room featuring a large walk-in shower for added comfort and convenience. • Low-maintenance garden with artificial lawn, a handy shed, and a patio area to the side. • Driveway parking for two vehicles, providing convenient off-road space. • Located on a bus route and just a short walk from shops and all local amenities. • Internal floor area of 635 sq ft, offering well-designed and comfortable living space. • Council Tax Band C - approximately £2,169 per year.

