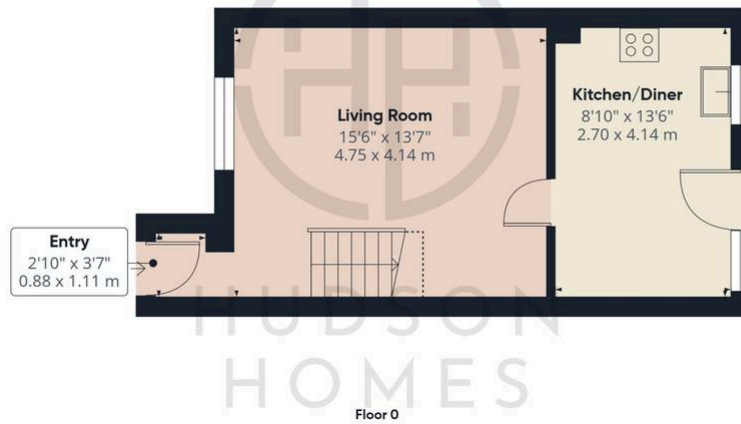


4 Elm Close, Yaxley

£220,000 Freehold

Ideal first time buy • Well maintained throughout • Quiet cul-de-sac location • Kitchen/dining room with well-planned layout • Gas central heating with boiler serviced annually • Driveway parking for two vehicles plus on-street parking • Close to shops, schools, and all amenities • Council tax band B = £1898 per year • Internal floor area approximately 689 sq ft • 5.1 miles to the train station and city centre

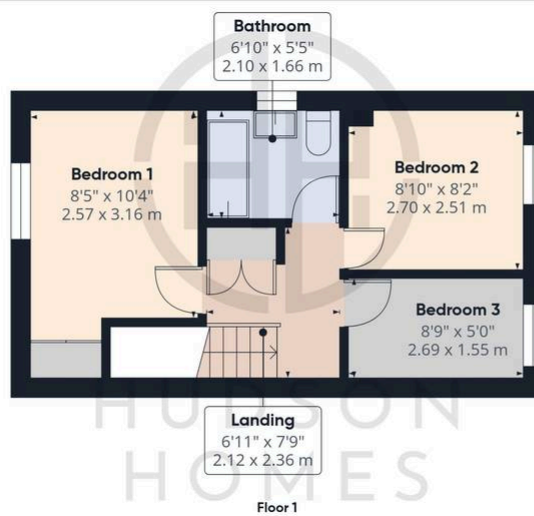


Approximate total area⁽¹⁾

647 ft²
60 m²

Reduced headroom

10 ft²
1 m²



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

