



## 48 Middletons Road, Yaxley

£230,000 Freehold

No forward chain - ready for a smooth sale. • Victorian semi-detached home boasting a 4th bedroom loft conversion. • Property Requires Some Cosmetic Updating • Comfortable front living room complemented by an open-plan kitchen and dining area. • Downstairs Shower Room with a Upstairs Family Bathroom • All bedrooms offer excellent space and comfortable proportions. • Private rear garden featuring a summer house and convenient side access gate. • Includes a dedicated two off-road parking space. • Bright uPVC conservatory featuring French doors to the rear garden. • Located in Council Tax Band B (annual charge approx. £1,898). • Well-proportioned home offering 1,023 sq ft internally. • Located in the heart of the village, close to shops, schools and all local amenities.





Approximate total area<sup>(1)</sup>

995 ft<sup>2</sup>92.4 m<sup>2</sup>

### Reduced headroom

27 ft<sup>2</sup>2.5 m<sup>2</sup>

(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

HUDSON HOMES

8 Crusader Court

PE7 3PU