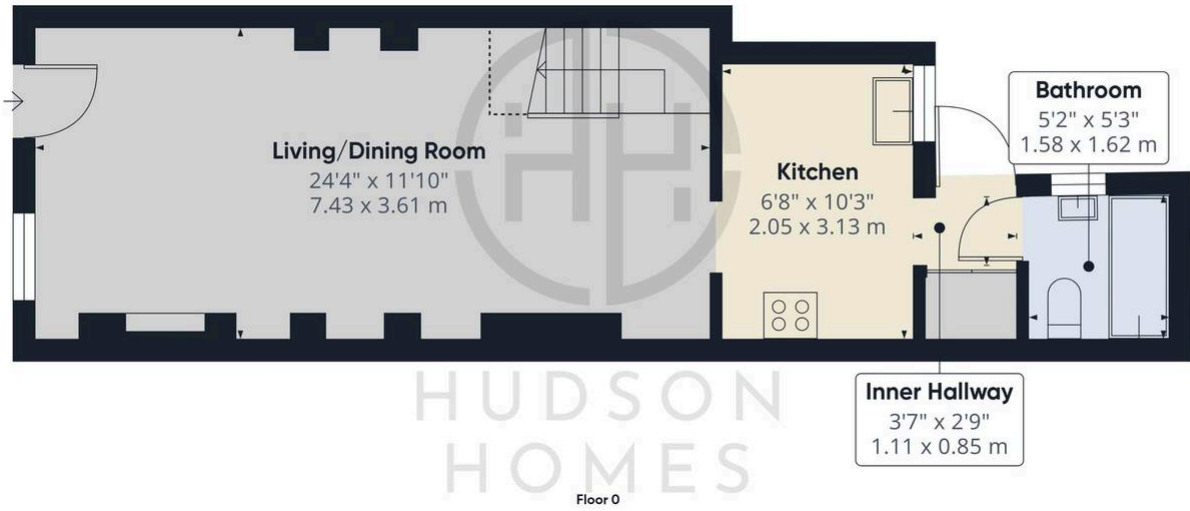


3 Middletons Road, Yaxley

£200,000 Freehold

No forward chain – the seller is not relying on completing another purchase, so the sale can proceed without delays. • Recently renovated to a high standard throughout, offering a modern and stylish finish. • New flooring and carpets laid throughout, giving the property a fresh and updated finish. • Replacement integrated kitchen and refitted downstairs bathroom, both finished with modern, high-quality fittings. • Spacious open-plan lounge/diner measuring 24' 5" x 11' 10" (7.43m x 3.61m), ideal for modern living and entertaining. • Two well-proportioned double bedrooms, each offering comfortable and versatile living space. • Long enclosed rear garden laid to lawn, offering a private and versatile outdoor space. • Council Tax Band A £1626 per year offering one of the lowest annual charges available. • Internal floor area of approximately 640 sq ft, providing well-proportioned living space throughout. • Within close proximity to local amenities, well-regarded schools, and excellent A1 transport links.

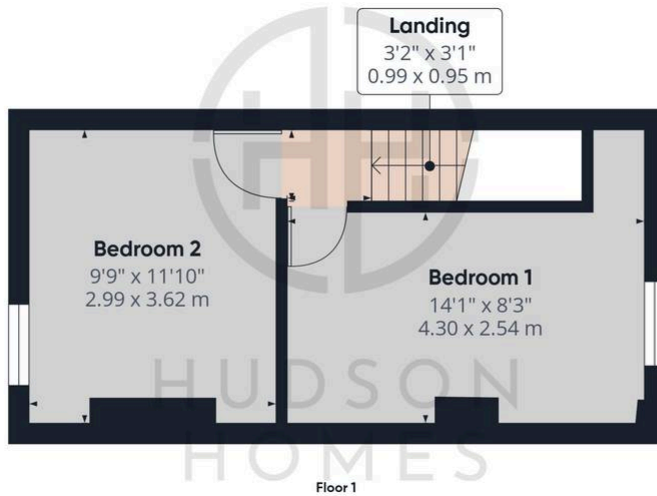


Approximate total area⁽¹⁾

640 ft²
59.3 m²

Reduced headroom

14 ft²
1.4 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.

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