



## 3 Livingstone Road, Yaxley

£210,000 Freehold

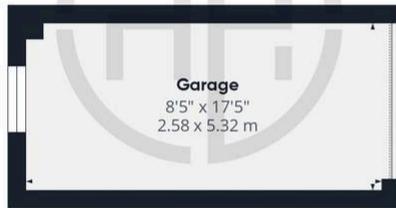
Turnkey property offered with a short onward chain, allowing buyers to move in quickly with minimal delay. • Well-appointed kitchen fitted with hob, oven and extractor hood. • Generous lounge/diner with French doors opening onto the south-facing rear garden. • Two double bedrooms, with bedroom one benefitting from double fitted wardrobes for ample storage. • Convenient downstairs WC and upstairs family bathroom, ideal for modern family living. • Gas central heating and uPVC double glazing, providing comfort, energy efficiency and reduced running costs. • Internal floor area of approximately 775 sq ft. • Attractive south-facing rear garden enjoying plenty of sunlight throughout the day. • Single garage en bloc of two to the rear of the property, with ample parking available to the front of the house. • Approximately 6.1 miles from the train station and city centre, providing convenient access for commuters and shoppers.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
844 ft<sup>2</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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