



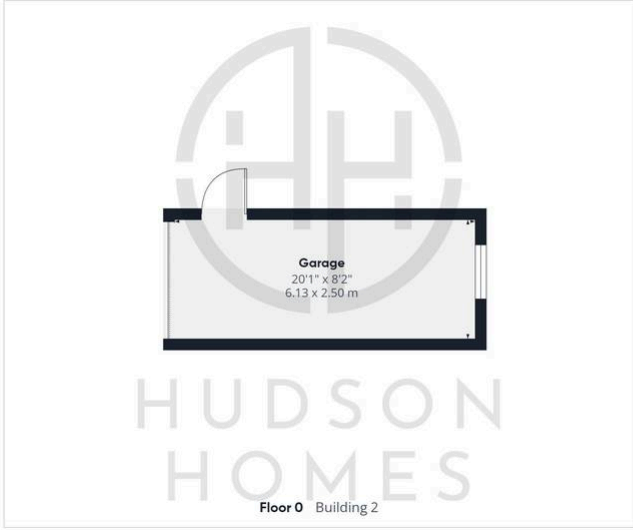
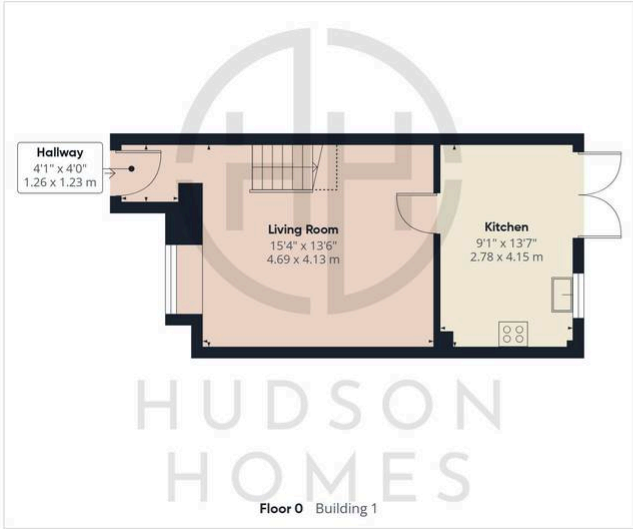
HUDSON  
HOMES



## 12 Maple Court, Yaxley

£215,000 Freehold

Ideal first-time purchase, offering low maintenance living and excellent convenience. • Offered to the market with no forward chain, facilitating a quicker and smoother completion. • Spacious kitchen/diner with French doors opening directly onto the rear garden. • Two double bedrooms and a further single bedroom, ideal for families, guests or a home office. • Internal floor area of approximately 710 sq ft. • South-facing rear garden enjoying maximum sunlight throughout the day, perfect for entertaining, relaxing and cultivating plants. • Single garage with driveway providing off-road parking for 3 vehicles. • Energy rating C with gas central heating, ensuring efficient and economical running costs. • Ideally located close to shops, schools, doctors and excellent bus routes, offering exceptional convenience for everyday living. • Approximately 5.2 miles from the railway station and city centre, providing easy access for commuters and shoppers.




HUDSON HOMES

<b>Approximate total area<sup>(1)</sup></b>
826 ft <sup>2</sup>
76.7 m <sup>2</sup>
<b>Reduced headroom</b>
9 ft <sup>2</sup>
0.9 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.

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