



 **NEWTON**  
FALLOWELL

265 Broadway, Yaxley, Peterborough, PE7 3NR

 **NEWTON FALLOWELL**

3 1 3

## Key Features

- THREE BEDROOMS
- SEMI DETACHED HOME
- Off Road Parking for Multiple Vehicles
- NO ONWARD CHAIN
- Three Reception Rooms
- Close to local amenities
- Close to Nursery, Primary & Secondary Education
- EPC Rating D
- Freehold

Offers In Excess Of £220,000





This THREE BEDROOM house is located in the sought-after area of Yaxley, offering convenient access to local amenities, including primary schools. The property provides spacious and versatile living accommodation, making it an ideal family home.

The ground floor comprises an inviting entrance hall, a bright and airy dining room. There is also a separate lounge, perfect for relaxing or entertaining. A useful WC is located on the ground floor for added convenience. In addition, the property benefits from a sun-room, offering a peaceful space to enjoy throughout the year.



The first-floor landing efficiently divides two generously sized double bedrooms, a single bedroom, and a family bathroom. Each bedroom offers ample space and natural light, providing a comfortable living environment. To the rear of the property, you'll find an enclosed private garden, thoughtfully designed to offer a serene and secluded outdoor retreat, perfect for relaxation or entertaining.



## Entrance

Lounge 4.13m x 3.54m (13'6" x 11'7")

Dining Room 3.11m x 3.06m (10'2" x 10'0")

Kitchen 1.74m x 4m (5'8" x 13'1")

Sun Room 2.67m x 3.98m (8'10" x 13'1")

Downstairs WC 0.71m x 2.45m (2'4" x 8'0")

## Landing

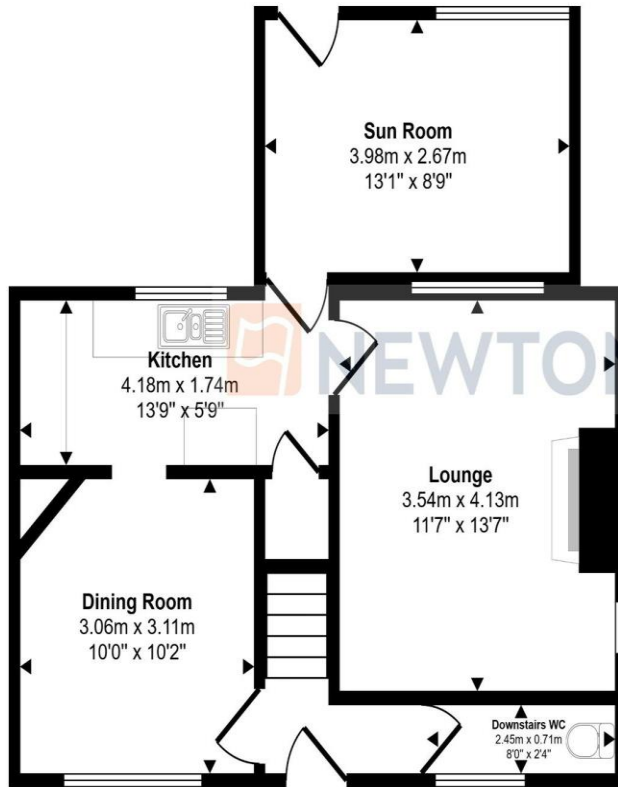
Bedroom One 3.56m x 3.18m (11'8" x 10'5")

Bedroom Two 2.65m x 3.65m (8'8" x 12'0")

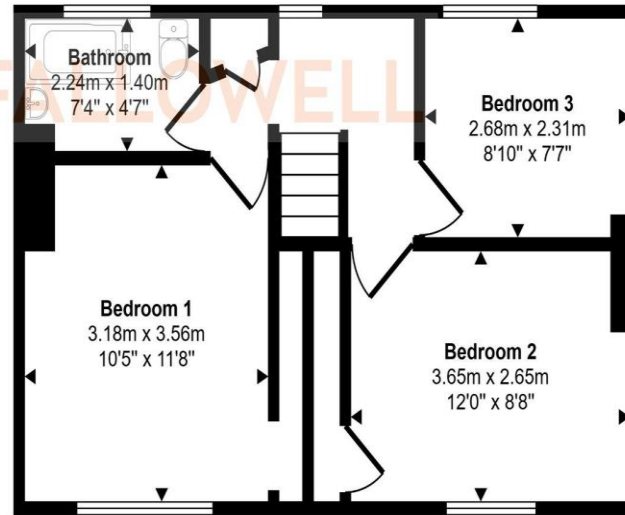
Bedroom Three 2.31m x 2.68m (7'7" x 8'10")

Bathroom 1.4m x 2.24m (4'7" x 7'4")

Approx Gross Internal Area  
91 sq m / 980 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft



First Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: B

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME