



Violet Way, Yaxley Peterborough PE7 3WE

welcome to

Violet Way, Yaxley Peterborough

A WELL presented ground floor flat which is offered for sale with NO onward chain. The WELL proportioned accommodation comprises of: entrance hall, lounge / kitchen, double bedroom, shower room and parking to the rear. Must be viewed to fully appreciate.



Entrance Hall

Radiator, airing cupboard, doors to:

Lounge / Kitchen

22' 5" extending to 24' 8" x 10' 10" (6.83m extending to 7.52m x 3.30m)

Double glazed windows to the front & rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob with electric oven, plumbing for washing machine, fridge freezer space, two radiators.

Bedroom

12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to the front, radiator.

Shower Room

6' 8" x 5' 11" max (2.03m x 1.80m max)

Frosted double glazed window to the rear, radiator, close coupled wc, hand wash basin, shower cubicle.



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- REDUCED FROM £127,000
- lounge / kitchen
- double bedroom
- shower room
- off road parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ107874 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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