



Church Walk, Yaxley Peterborough PE7 3YD

welcome to

Church Walk, Yaxley Peterborough

A WELL presented family home, with fields to the rear, offering deceptively spacious accommodation to comprise: entrance hall, lounge, re-fitted kitchen diner, downstairs wc, three bedrooms, bathroom, front and rear gardens, This home must be viewed to appreciate.



Entrance Hall

Stairs to first floor, walk in understairs cupboard, laminate flooring, radiator.

coupled wc, hand wash basin set into vanity unit, radiator / towel radiator.

Lounge

11' 5" x 14' 7" (3.48m x 4.45m)

Double glazed window to the front, radiator, laminate flooring.

Kitchen Diner

17' 1" x 11' 6" narrowing to 6' 5" (5.21m x 3.51m narrowing to 1.96m)

Double glazed window & french doors to the rear, re-fitted to comprise; sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, plumbing for washing machine / dishwasher, recessed fridge freezer space, fitted electric oven & hob.

Side Lobby

Half glazed door to the side, work surface with fitted shelving.

First Floor Landing

Double glazed window to the side, laminate flooring, laundry cupboard.

Bedroom 1

11' 7" x 14' 8" (3.53m x 4.47m)

Double glazed window to the front, radiator, laminate flooring.

Bedroom 2

11' 7" x 8' 7" plus doorway (3.53m x 2.62m plus doorway)

Double glazed window to the rear, radiator, laminate flooring.

Bedroom 3

8' 8" x 7' 2" (2.64m x 2.18m)

Double glazed window to the rear, radiator, laminate flooring.

Bathroom

Frosted double glazed window to the side, close



view this property online williamhbrown.co.uk/Property/YXZ108110



welcome to

Church Walk, Yaxley Peterborough

- entrance hall, lounge
- kitchen diner
- downstairs wc
- three bedrooms, bathroom
- gardens with fields to the rear

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108110



Property Ref:
YXZ108110 - 0008

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.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk