



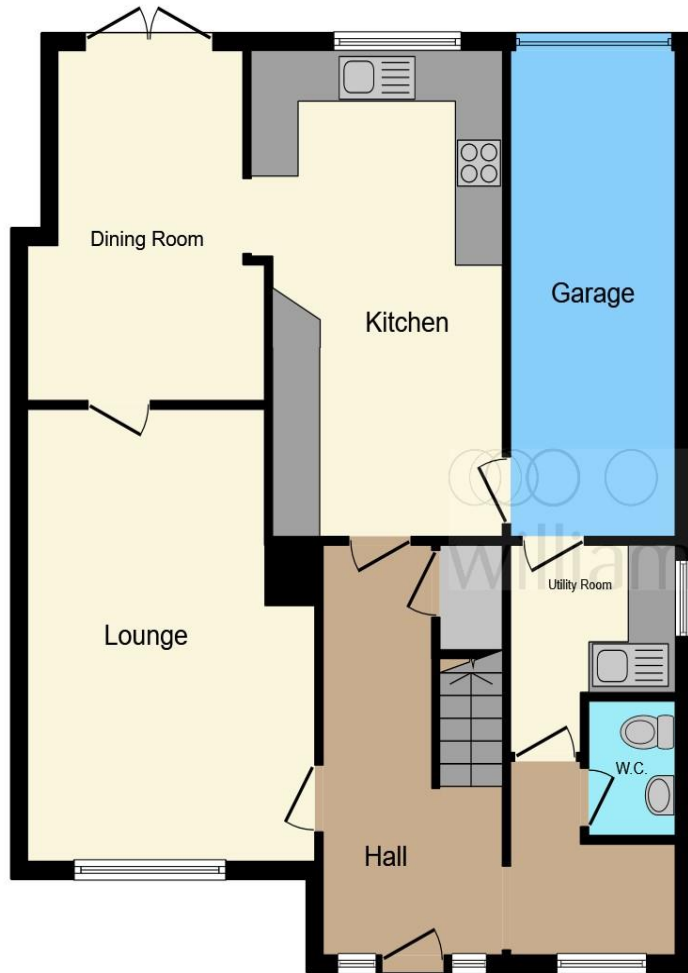
Ashridge Walk, Yaxley Peterborough PE7 3EU

welcome to

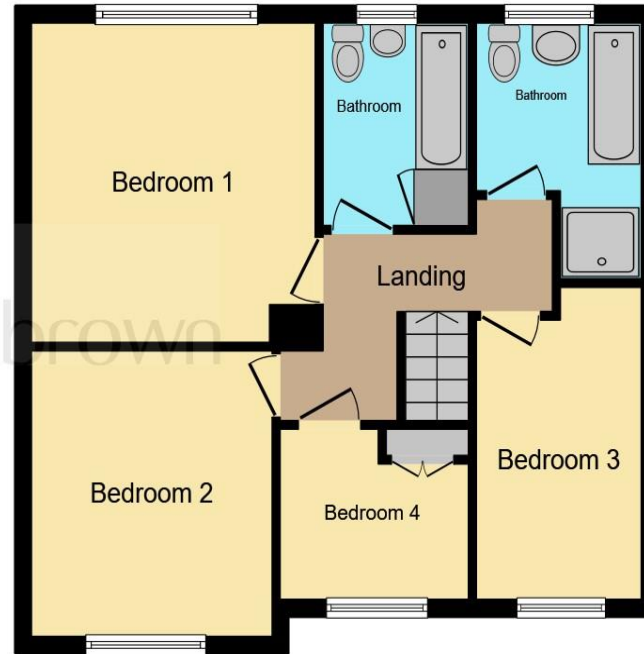
Ashridge Walk, Yaxley Peterborough

A WELL presented, spacious HOME which, having been extended, now offers: entrance hall, lounge, kitchen diner, utility, downstairs wc, four bedrooms, two bathrooms, gardens, garage & driveway. This home could be ideal for the growing family and **MUST** be viewed!





Ground Floor



First Floor

Entrance Hall

Lounge

17' 6" x 12' narrowing to 9' 11" (5.33m x 3.66m narrowing to 3.02m)

Dining Area

13' 8" x 9' 10" max (4.17m x 3.00m max)

Kitchen

19' 3" x 7' 9" extending to 9' 7" max (5.87m x 2.36m extending to 2.92m max)

Utility

5' 10" x 7' 3" plus doorway (1.78m x 2.21m plus doorway)

Downstairs Wc

First Floor Landing

Bedroom 1

11' 11" max x 12' 4" (3.63m max x 3.76m)

Bedroom 2

10' 2" x 10' 11" (3.10m x 3.33m)

Bedroom 3

7' 11" x 7' 8" inc stairwell (2.41m x 2.34m inc stairwell)

Bedroom 4

12' 2" max x 7' 3" (3.71m max x 2.21m)

Bathroom 1

Bathroom 2

Outside The Property

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Ashridge Walk, Yaxley Peterborough

- REDUCED FROM £320,000,
- entrance hall, lounge, kitchen diner, utility
- downstairs wc
- four bedrooms, two bathrooms
- gardens, driveway & garage, Council Tax Band C

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108184



Property Ref:
YXZ108184 - 0017

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.

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