





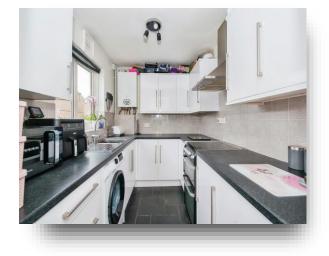
## welcome to

# **Lavender Close, Yaxley Peterborough**

A well proportioned home, offering good sized ground floor accommodation, which is set in a pleasant cul de sac location & offers; entrance hall, lounge diner, conservatory, three bedrooms, bathroom, gardens & driveway. This home could make an ideal first purchase & must be viewed!.













#### **Entrance Hall**

Tiled flooring, radiator, stairs to first floor.

### **Lounge Diner**

16' 3" x 15' 7" max ( 4.95m x 4.75m max ) Sliding double glazed doors to the conservatory, radiator, understairs cupboard.

### Conservatory

8' 11" x 14' 1"  $\max$  ( 2.72m x 4.29m  $\max$  ) With laminate flooring, radiator & double doors to the rear.

### **First Floor Landing**

Laundry cupboard, doors to:

#### **Bedroom 1**

12' 1" x 7' 9" extending to 9' 7" (  $3.68m \times 2.36m$  extending to 2.92m ) Double glazed window to the rear, radiator.

#### **Bedroom 2**

11' x 8' 8" extending to 9' 5" ( 3.35 m x 2.64 m extending to 2.87 m ) Double glazed window to the front, radiator.

#### **Bedroom 3**

7' 5" x 6' 7" ( 2.26m x 2.01m ) Double glazed window to the rear, radiator.

#### **Bathroom**

frosted double glazed window to the rear, panel bath with shower screen, close coupled wc, hand wash basin, radiator / towel rail.

### **Outside The Property**

The frontage is laid to stone chippings & provides of road parking for several vehicles. To the rear, the garden is laid to artificial grass and the garden extends to a storage area to the side of the property.





### welcome to

# **Lavender Close, Yaxley Peterborough**

- REDUCED FROM £220,000
- entrance hall, lounge diner, kitchen, conservatory
- three bedrooms, bathroom
- gardens & driveway
- ideal first purchase

Tenure: Freehold EPC Rating: C

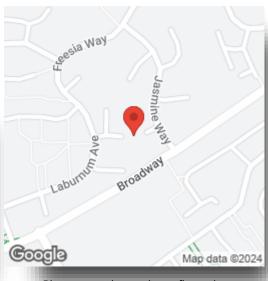
offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108288



Property Ref: YXZ108288 - 0005

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 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.

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

Yaxley@williamhbrown.co.uk



william h brown

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



williamhbrown.co.uk

01733 242433

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.