

Cookson Walk, Yaxley Peterborough PE7 3WW

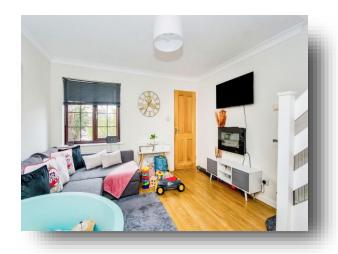


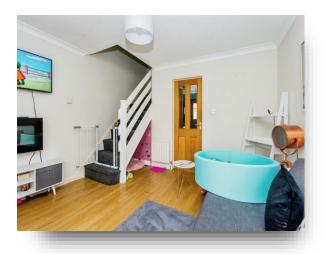
welcome to

Cookson Walk, Yaxley Peterborough

A well presented home which offers well proportioned accommodation to comprise: entrance lobby, lounge, kitchen diner, two bedrooms, bathroom, pleasant sized rear garden & allocated parking. This home could make an ideal first purchase & must be viewed to appreciate.

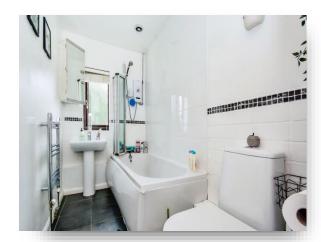












Entrance Lobby

Door to lounge.

Lounge

12' 4" x 11' 9" inc stairs (3.76m x 3.58m inc stairs) Double glazed window to the front, radiator, stairs to first floor,

Kitchen Diner

10' 10" x 11' 9" max (3.30m x 3.58m max) Double glazed window & door to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric hob, plumbing for washing machine & dishwasher, wall mounted central heating boiler, understairs cupboard.

First Floor Landing

Doors to bedrooms & bathroom.

Bedroom 1

12' 5" x 11' 11" max (3.78m x 3.63m max) Double glazed window to the front, radiator, overstairs storage cupboard.

Bedroom 2

6' 11" x 7' 4" (2.11m x 2.24m) Double glazed window to the rear, radiator.

Bathroom

Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath with shower & screen, radiator. Airing cupboard.

Outside The Property

The rear garden offers a timber decked seating area and is laid to lawn with borders. The garden is enclosed by fencing. There is allocated parking to the front of the property.





Cookson Walk, Yaxley Peterborough

- entrance lobby
- lounge, kitchen diner
- two bedrooms, bathroom
- good sized rear garden
- allocated parking

Tenure: Freehold EPC Rating: C

offers in excess of

£185,000







Cooole Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ108343 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 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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