



**Broadway, Yaxley Peterborough PE7 3NR**



**welcome to**

**Broadway, Yaxley Peterborough**

A well proportioned family home, set in a non estate location and is offered with no onward chain & comprises: entrance hall, lounge diner, kitchen, conservatory, utility / downstairs wc, three bedrooms, bathroom, gardens, garage & driveway.



### **Entrance Hall**

Stairs to first floor.

### **Lounge Diner**

23' 5" x 11' 1" ( 7.14m x 3.38m )

Double glazed bay window to the front, two radiators, inset log burner, glazed door to the rear into the conservatory.

### **Conservatory**

13' 4" x 10' 10" ( 4.06m x 3.30m )

Of brick & double glazed conservatory, power points.

### **Kitchen**

10' 9" x 6' 5" ( 3.28m x 1.96m )

Window to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Electric oven & hob, fridge freezer space.

### **Utility / Wc**

9' 4" x 4' 6" ( 2.84m x 1.37m )

Double glazed window to the rear, close coupled wc, hand wash basin, plumbing for washing machine.

### **First Floor Landing**

Double glazed window to the side, access to the loft.

### **Bedroom 1**

11' 3" x 11' 6" ( 3.43m x 3.51m )

Double glazed window to the front, radiator.

### **Bedroom 2**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Double glazed window to the rear, radiator.

### **Bedroom 3**

7' 8" x 6' 6" ( 2.34m x 1.98m )

Double glazed window to the front, radiator.

### **Bathroom**

6' 5" x 5' 9" ( 1.96m x 1.75m )

Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath with shower mixer tap, radiator.

### **Outside The Property**

The frontage & driveway is laid to gravel & provides parking for several vehicles. The driveway leads to the garage which has an up & over door, power connected & door to the side.

The rear garden offers a paved patio area and is laid to lawn and enclosed by fencing.



**view this property online** [williamhbrown.co.uk/Property/YXZ108413](http://williamhbrown.co.uk/Property/YXZ108413)



welcome to

## Broadway, Yaxley Peterborough

- entrance hall
- lounge diner, kitchen
- conservatory, utility / downstairs wc
- three bedrooms, bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: Awaited

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108413](http://williamhbrown.co.uk/Property/YXZ108413)



Property Ref:  
YXZ108413 - 0003

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**