



Daimler Avenue, Yaxley Peterborough PE7 3AU

welcome to

Daimler Avenue, Yaxley Peterborough

A well presented, spacious family home which is set in a pleasant location on this sought after estate and is offered for sale with no onward chain. With benefits to include three reception rooms, a downstairs wc & utility room in addition to an ensuite to the master bedroom and a double garage as well as recent redecoration & new carpets, we strongly advise an early viewing.





Ground Floor



First Floor

Entrance Hall

Lounge

17' 5" x 10' 11" (5.31m x 3.33m)

Dining Room

10' 6" x 9' 9" (3.20m x 2.97m)

Study

10' 3" x 7' 6" (3.12m x 2.29m)

Kitchen Breakfast Room

13' x 10' 1" (3.96m x 3.07m)

Site Lobby

Utility

6' 6" x 5' 9" (1.98m x 1.75m)

Downstairs Wc

First Floor Landing

Bedroom 1

17' 6" x 7' 2" extending to 11' 5" (5.33m x 2.18m extending to 3.48m)

Ensuite

Bedroom 2

13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom 3

13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom 4

10' 8" x 7' 7" max (3.25m x 2.31m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Daimler Avenue, Yaxley Peterborough

- lounge, dining room, study
- kitchen, utility, downstairs wc
- four bedrooms
- ensuite to master, family bathroom
- gardens, double garage, driveway, Council Tax Band E

Tenure: Freehold EPC Rating: C

£410,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108722



Property Ref:
YXZ108722 - 0006

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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