



**Wykes Road, Yaxley Peterborough PE7 3YE**



**welcome to**

## **Wykes Road, Yaxley Peterborough**

A well proportioned ground floor flat which could make an ideal first purchase and offers accommodation to comprise; entrance hall, lounge, kitchen, two bedrooms, bathroom, gas central heating, pleasant, enclosed rear garden with its own private access.





#### **Entrance Hall**

#### **Lounge Diner**

16' 3" x 10' 10" plus alcove ( 4.95m x 3.30m plus alcove )

#### **Kitchen**

10' 10" x 9' 2" ( 3.30m x 2.79m )

#### **Bedroom 1**

10' 10" x 10' 11" ( 3.30m x 3.33m )

#### **Bedroom 2**

8' 10" x 6' 10" ( 2.69m x 2.08m )

#### **Wetroom**

#### **Outside The Property**

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](http://www.focalagent.com)

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## Wykes Road, Yaxley Peterborough

- entrance hall
- lounge diner
- kitchen
- two bedrooms, bathroom
- enclosed private rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1062.62

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 1999.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108778](http://williamhbrown.co.uk/Property/YXZ108778)



Property Ref:  
YXZ108778 - 0004

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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](mailto:Yaxley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**