



**Broadway, Yaxley Peterborough PE7 3JD**



**welcome to**

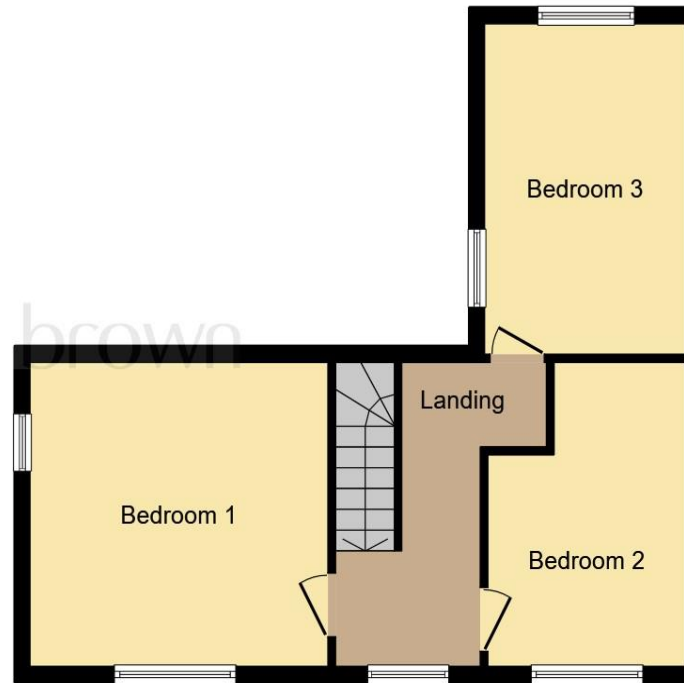
**Broadway, Yaxley Peterborough**

An established, well-proportioned family home which is set in a pleasant non estate location & offers: entrance hall, lounge, dining room, kitchen breakfast room, utility, bathroom, three good sized bedrooms, gardens and garage. Must be viewed to appreciate!





**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

12' 6" x 12' 10" plus bay ( 3.81m x 3.91m plus bay )

### Dining Room

12' 6" max inc stairs x 16' 4" plus bay ( 3.81m max inc stairs x 4.98m plus bay )

### Kitchen Breakfast Room

15' 1" x 9' extending to 13' 9" ( 4.60m x 2.74m extending to 4.19m )

### Utility

9' 4" x 5' 6" ( 2.84m x 1.68m )

### Bathroom

### Bedroom 1

12' 10" x 12' 9" ( 3.91m x 3.89m )

### Bedroom 2

9' 11" x 10' 9" pls wardrobes ( 3.02m x 3.28m pls wardrobes )

### Bedroom 3

12' 10" x 9' ( 3.91m x 2.74m )

### 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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## **Broadway, Yaxley Peterborough**

- lounge, dining room
- kitchen breakfast
- bathroom
- three bedrooms
- gardens & garage

Tenure: Freehold EPC Rating: E

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108870](http://williamhbrown.co.uk/Property/YXZ108870)



Property Ref:  
YXZ108870 - 0005

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**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)**