

Bramble Close, Yaxley Peterborough PE7 3JZ



welcome to

Bramble Close, Yaxley Peterborough

A well presented family home which is set in a pleasant cul de sac location among similar properties. This home benefits from a refitted kitchen as well as a garage which has been part converted into a home office / play room- ideal for those working from home or needing additional family space as well as a multi car driveway. This home must be viewed to fully appreciate.















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

Entrance Hall

Lounge Area 14' 5" x 11' 6" plus storage area (4.39m x 3.51m plus storage area)

Kitchen / Dining Area 16' 2" x 9' 9" (4.93m x 2.97m)

Conservatory

First Floor Landing

Bedroom 1 14' 7" x 9' 8" (4.45m x 2.95m)

Bedroom 2 10' x 9' 6" (3.05m x 2.90m)

Bedroom 3 6' 6" x 9' 1" max (1.98m x 2.77m max)

Bathroom

Outside The Property

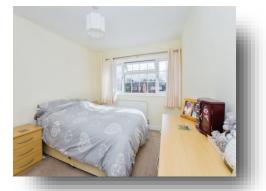
welcome to

Bramble Close, Yaxley Peterborough

- Family home in pleasant cul de sac
- Remodelled Lounge/ kitchen diner, re fitted kitchen
- Two double bedrooms, one single
- Separate home office, garage storage
- gardens & multiple car driveway

Tenure: Freehold EPC Rating: C Council Tax Band: C

£260,000





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Property Ref: is held for this prop YXZ108832 - 0009 will need to pay a r verbal on the conte

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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Please note the marker reflects the postcode not the actual property

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