



Birch Close, Yaxley Peterborough PE7 3HD

welcome to

Birch Close, Yaxley Peterborough

A well-proportioned family home which is set in a cul de sac of similar properties. This home is offered with no onward chain & comprises: entrance hall, lounge diner, kitchen, three bedrooms, bathroom & wc along with gardens, garage & driveway!





Ground Floor



First Floor

Entrance Hall

Lounge Diner

24' x 11' 11" narrowing to 9' 9" (7.32m x 3.63m narrowing to 2.97m)

Kitchen

10' 1" x 8' (3.07m x 2.44m)

Conservatory

9' 3" x 10' 3" (2.82m x 3.12m)

First Floor Landing

Bedroom 1

11' x 14' 1" (3.35m x 4.29m)

Bedroom 2

10' 3" x 11' narrowing to 9' 5" (3.12m x 3.35m narrowing to 2.87m)

Bedroom 3

6' 11" x 7' 11" max incl stairwell (2.11m x 2.41m max incl stairwell)

Bathroom

Wc

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

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Birch Close, Yaxley Peterborough

- entrance hall
- lounge diner
- kitchen, three bedrooms
- bathroom, wc
- gardens, garage & driveway

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/YXZ108941



Property Ref:
YXZ108941 - 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.



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