



Birch Close, Yaxley Peterborough PE7 3HD

welcome to

Birch Close, Yaxley Peterborough

An established family home which is set in a sought after cul de of similar homes. This property offers well proportioned accommodation with benefits to include a pleasant garden as well as garage, driveway & no onward chain making this home one to view as soon as possible.





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
- no onward chain

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

offers in excess of
£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108941



Property Ref:
YXZ108941 - 0005

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