



**Main Street, Yaxley Peterborough PE7 3LU**



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## **Main Street, Yaxley Peterborough**

A well-proportioned family home which is set in a popular non estate location and offers accommodation comprising of; entrance hall, lounge, dining room, kitchen, sun room, downstairs wc, three bedrooms, shower room, front & rear gardens. This home is offered with no onward chain.





**Ground Floor**



**First Floor**

## Entrance Hall

## Lounge

21' 5" x 15' 11" MAX ( 6.53m x 4.85m MAX )

## Dining Room

12' 11" x 9' 2" ( 3.94m x 2.79m )

## Kitchen

11' 8" x 10' ( 3.56m x 3.05m )

## Sun Room

17' 4" x 9' 11" ( 5.28m x 3.02m )

## Downstairs Wc

## First Floor Landing

## Bedroom 1

19' 10" Including Wardrobes x 12' 10" ( 6.05m Including Wardrobes x 3.91m )

## Bedroom 2

11' 6" x 12' 4" ( 3.51m x 3.76m )

## Bedroom 3

9' 8" x 12' 6" Including Alcove ( 2.95m x 3.81m Including Alcove )

## Shower Room

## 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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## **Main Street, Yaxley Peterborough**

- Popular Non Estate Location
- Three Bedrooms
- Pleasant Gardens
- No Onwards Chain
- Entrance Hall, Downstairs WC
- Driveway
- Lounge, Dining Room
- Kitchen, Sunroom

Tenure: Freehold EPC Rating: E

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108942](http://williamhbrown.co.uk/Property/YXZ108942)



Property Ref:  
YXZ108942 - 0003

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