



Vicarage Way, Yaxley Peterborough PE7 3YY

welcome to

Vicarage Way, Yaxley

Peterborough

- entrance hall, lounge
- kitchen diner
- conservatory, two / three bedrooms
- re-fitted shower room
- gardens, garage & driveway

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

£300,000

view this property online williamhbrown.co.uk/Property/YXZ109031



Property Ref:
YXZ109031 - 0004

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Entrance Hall

Radiator, cloak cupboard, airing cupboard.

Lounge

14' 1" x 11' 4" (4.29m x 3.45m)

Window to the front, radiator, electric fire place (not tested).

Conservatory

7' 5" x 9' 7" (2.26m x 2.92m)

Of glazed construction with door to the rear garden.

Kitchen Diner

15' 1" x 10' (4.60m x 3.05m)

Window to the rear & door to the side. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Electric cooker point, plumbing for washing machine, fridge freezer space, radiator.

Bedroom 1

11' 1" x 9' 4" (3.38m x 2.84m)

Window to the rear, radiator.

Bedroom 2

11' 3" x 10' 6" (3.43m x 3.20m)

Window to the front, radiator.

Bedroom 3 / Dining Room

9' 3" x 7' 11" (2.82m x 2.41m)

Sliding glazed door to the rear into conservatory, radiator.

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Shower Room

Frosted window to the side, re-fitted in 2024 to comprise; close coupled wc, hand wash basin, wet room shower, radiator.

Outside The Property

The front garden is laid to open plan lawn with a driveway extending alongside the property & leading to the garage. The garage has an up & over door with power connected. The pleasant rear garden is laid largely to lawn with a timber shed to the rear & is enclosed by fencing.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk