



**Ashridge Walk, Yaxley Peterborough PE7 3EU**

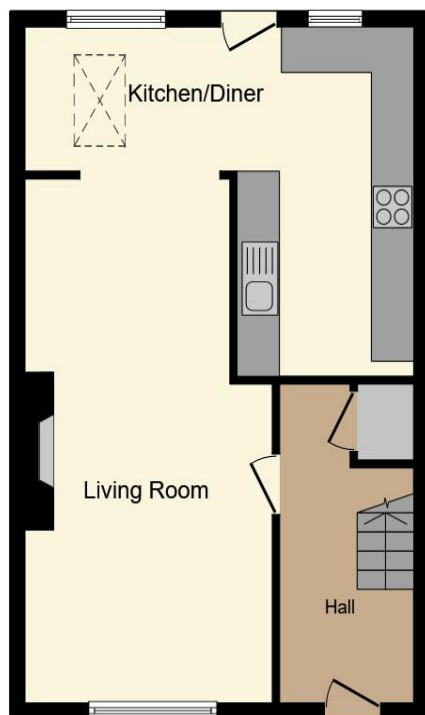
**welcome to**

**Ashridge Walk, Yaxley Peterborough**

A well proportioned family home, set in a well regarded area and offering accommodation to comprise: entrance hall, lounge diner, breakfast / family area, kitchen, three bedrooms, bathroom, gardens, garage and driveway, good sized, versatile timber cabin in rear garden.



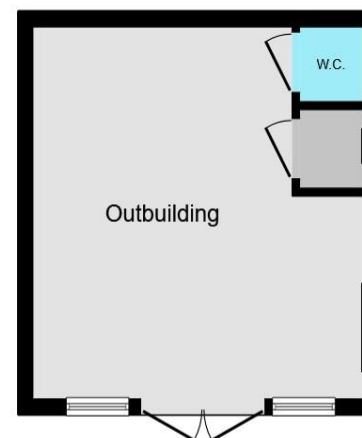




**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hall

## Lounge Diner

23' 6" x 12' max ( 7.16m x 3.66m max )

## Breakfast / Morning Area

8' 2" x 6' 9" ( 2.49m x 2.06m )

## Kitchen

15' 6" x 7' 9" ( 4.72m x 2.36m )

## First Floor Landing

## Bedroom 1

11' x 11' 7" ( 3.35m x 3.53m )

## Bedroom 2

12' 3" x 10' 2" ( 3.73m x 3.10m )

## Bedroom 3

7' 11" x 7' 11" max inc stair well ( 2.41m x 2.41m max inc stair well )

## Bathroom

## Outside The Property

## Cabin

15' 7" x 15' 6" ( 4.75m x 4.72m )

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)

**welcome to**

## **Ashridge Walk, Yaxley Peterborough**

- entrance hall, lounge diner
- breakfast / family area, kitchen
- three bedrooms, bathroom
- gardens, driveway
- garden cabin, no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ109067 - 0006

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