



Broadway, Yaxley Peterborough PE7 3NR

welcome to

Broadway, Yaxley Peterborough

- entrance hall, lounge
- dining room, kitchen breakfast room
- utility, downstairs wc
- four good sized bedrooms, ensuite, bathroom
- gardens, garage & driveway

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

offers in excess of

£475,000

A very well proportioned, deceptively spacious family home which is set in a pleasant non estate location towards the edge of the Village of Yaxley. This home was purchased brand new by the Seller and was constructed in 2016 by a bespoke local building company, designed to offer bright & airy accommodation for the whole family, which must be viewed to appreciate.

Entrance Hall

Lounge

13' 3" x 13' 10" plus bay (4.04m x 4.22m plus bay)

Dining Room

13' 2" x 9' 4" (4.01m x 2.84m)

Kitchen Breakfast Room

17' 8" x 7' 7" extending to 11' 4" (5.38m x 2.31m extending to 3.45m)

Utility Room

5' 3" x 3' 9" (1.60m x 1.14m)

Downstairs Wc

First Floor Landing

Bedroom 1

16' x 11' 5" (4.88m x 3.48m)

Ensuite

Bedroom 2

13' x 11' 9" (3.96m x 3.58m)

Bedroom 3

13' x 8' 10" (3.96m x 2.69m)

Bedroom 4

10' 6" max x 9' 6" (3.20m max x 2.90m)

view this property online williamhbrown.co.uk/Property/YXZ109027



Property Ref:

YXZ109027 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk