



Church Street, Yaxley Peterborough PE7 3LH

welcome to

Church Street, Yaxley Peterborough

A well-presented and deceptively spacious 1930's detached home located at the heart of the Yaxley village. This home benefits from three reception rooms, refitted kitchen and bathrooms, and ample parking. This home must be viewed to appreciate in all its glory! Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of the amenities one would expect of a large village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and a range of pubs & restaurants. There are main line rail links to London King's Cross are available from Peterborough & nearby Huntingdon.





Ground Floor



First Floor

Entrance Hall

Downstairs Wc

Reception 1

11' 5" MAX x 11' 11" EXC BAY (3.48m MAX x 3.63m EXC BAY)

Dining Room

11' 6" EXC BAY x 12' (3.51m EXC BAY x 3.66m)

Kitchen

9' 11" x 8' 4" (3.02m x 2.54m)

Utility Room

Lounge

13' 5" x 14' 7" (4.09m x 4.45m)

Boot Room

First Floor Landing

Bedroom 1

13' x 12' EXC Wardrobes (3.96m x 3.66m EXC Wardrobes)

Ensuite

Bedroom 2

11' 5" MAX x 12' EXC BAY (3.48m MAX x 3.66m EXC BAY)

Bedroom 3

11' 5" x 11' 10" (3.48m x 3.61m)

Bedroom 4

6' 10" x 6' 5" (2.08m x 1.96m)

Family Bathroom

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

welcome to

Church Street, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Reception 1, Lounge
- Kitchen, Dining Room
- Four Bedrooms
- Ensuite & Family Bathroom

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

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109132



Property Ref:
YXZ109132 - 0013

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