

Shackleton Way, Yaxley Peterborough PE7 3AB

welcome to

Shackleton Way, Yaxley Peterborough

A well presented home which is located on a popular estate with well proportioned accommodation over three levels comprising of; entrance hall, downstairs wc, study, kitchen/diner, lounge, four bedrooms, ensuite to the master, family bathroom, front & rear gardens, garage & driveway. Don't miss out!





A well presented family home which offers spacious accommodation over three floors and set in a pleasant location on this well regarded estate within the village of Yaxley. This home benefits from two reception rooms, an ensuite to master and a driveway in front of the garage. This home, in our opinion, could make a great family home and early viewings are recommended!

Entrance Hall

Downstairs Wc

Study

8' 11" x 9' 10" (2.72m x 3.00m)

Kitchen / Diner

12' 10" x 16' 4" (3.91m x 4.98m)

First Floor Landing

Lounge

12' 9" x 16' 3" (3.89m x 4.95m)

Bedroom 1

18' 2" x 12' 5" (5.54m x 3.78m)

Ensuite

Bedroom 2

9' 11" x 14' 4" (3.02m x 4.37m)

Second Floor Landing

Bedroom 3

9' 10" x 16' 7" MAX (3.00m x 5.05m MAX)

Bedroom 4

9' 2" x 16' 7" MAX (2.79m x 5.05m MAX)

Outside The Property











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Shackleton Way, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Study, Kitchen/Diner
- Lounge
- Four Double Bedrooms
- Ensuite, Family Bathroom

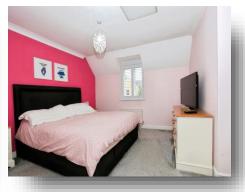
Tenure: Freehold EPC Rating: C

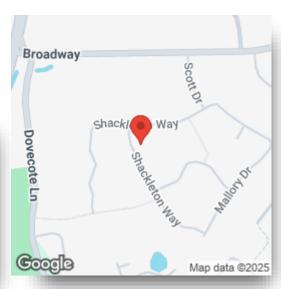
Council Tax Band: D

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109293



Property Ref: YXZ109293 - 0004 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.





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