

Clover Court, Yaxley Peterborough PE7 3FP



welcome to

Clover Court, Yaxley Peterborough

A WELL PRESENTED HOME which could make an IDEAL first purchase & offers accommodation to comprise: entrance HALL, lounge diner, kitchen, downstairs wc, three bedrooms, ensuite to the master, family bathroom, gardens & allocated PARKING space.

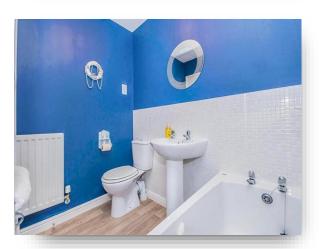












Entrance Hall

Radiator, laminate flooring.

Lounge Diner

16' 1" x 15' 11" max (4.90m x 4.85m max)
Double glazed window & french door to the rear, two radiators, laminate flooring, understairs cupboard.

Kitchen

8' 3" x 8' 4" (2.51m x 2.54m)

Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Wall mounted gas central heating boiler, fridge freezer space, plumbing for washing machine.

Downstairs Wc

Frosted double glazed window to the front, close coupled wc, hand wash basin, radiator.

First Floor Landing

Access to the loft, radiator.

Bedroom 1

13' 9" x 9' 3" narrowing to 6' 9" ($4.19 \, \text{m} \times 2.82 \, \text{m}$ narrowing to $2.06 \, \text{m}$)

Double glazed window to the front, radiator, built in wardrobe.

Ensuite

Frosted double glazed window to the front, close coupled wc, hand wash basin, shower cubicle, radiator.

Bedroom 2

8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to the front, radiator.

Bedroom 3

7' 4" x 6' 10" (2.24m x 2.08m)

Double glazed window to the front, radiator.

Family Bathroom

Close coupled wc, hand wash basin, panel bath, extractor unit.

Outside The Property

There is a numbered parking space to the front of the property with further visitors parking. The rear garden offers a paved patio area and is laid to lawn with a shale border to the rear. The garden is enclosed by fencing with gated rear access.





Clover Court, Yaxley Peterborough

- REDUCED FROM £230,000
- entrance hall, lounge diner, kitchen
- downstairs wo
- three bedrooms, ensuite to master, family bathroom
- gardens, parking space, no onward chain, COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

offers in the region of

£220,000







Sing and Play Peterborough Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ107290 - 0022 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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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