





welcome to

Mere View, Yaxley PETERBOROUGH

A deceptively spacious home which could make an ideal first purchase & offers accommodation to comprise: entrance hall, lounge, kitchen diner, two generous bedrooms, bathroom, gardens & parking to the rear. Must be viewed to fully appreciate.













Entrance Hall

Radiator, stairs to first floor.

Lounge

15' 11" x 11' 10" (4.85m x 3.61m)

Double glazed French doors to the rear, radiator.

Kitchen Diner

15' 2" max x 10' 5" (4.62m max x 3.17m)

Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted oven & hob, fridge freezer & washing machine, radiator..

First Floor Landing

Doors to bedrooms & bathroom.,

Bedroom 1

13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed window to the rear, radiator, range of built in wardrobes.

Bedroom 2

12' 3" x 9' 7" (3.73m x 2.92m)

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

Bathroom

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

Outside The Property

The front garden is laid to lawn behind hedging and the rear garden offers a paved patio and is laid to lawn with a side border. The garden is enclosed by fencing with gated rear access to the parking at the rear.





welcome to

Mere View, Yaxley PETERBOROUGH

- REDUCED FROM £220,000
- entrance hall, lounge
- kitchen diner
- two generous bedrooms
- bathroom, gardens. parking, COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

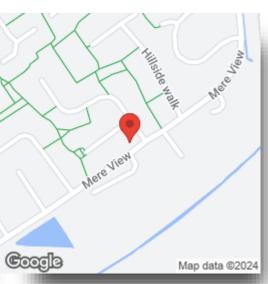
offers in excess of

£215,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108427



Property Ref: YXZ108427 - 0009 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



william h brown

01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk

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.