



**Mere View, Yaxley PETERBOROUGH PE7 3HF**





**welcome to**

**Mere View, Yaxley PETERBOROUGH**

An established home which offers well presented, deceptively spacious accommodation, with especially; good sized bedrooms, along with a pleasant rear garden & parking to the rear. This home could make an ideal first purchase & 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.



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## 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

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108427 - 0011

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