



Rolls Close, Yaxley Peterborough PE7 3QT

welcome to

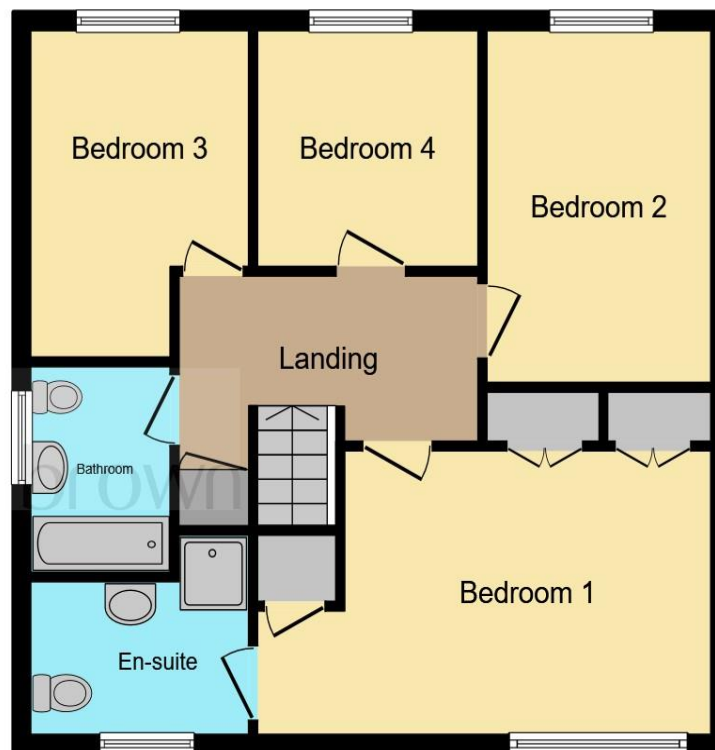
Rolls Close, Yaxley Peterborough

A well presented family home, set in a pleasant position on this popular Estate. This home offers well proportioned family accommodation with benefits to include a study / ground floor bedroom, re-fitted kitchen diner, downstairs wc, ensuite to master bedroom, good sized garden & double garage. 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 range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 11" x 10' 5" (4.24m x 3.17m)

Kitchen Diner

25' 6" x 10' 3" (7.77m x 3.12m)

Utility

6' 1" x 4' 9" (1.85m x 1.45m)

Downstairs Wc

First Floor Landing

Bedroom 1

13' x 10' plus recess (3.96m x 3.05m plus recess)

Ensuite

Bedroom 2

12' 2" x 9' (3.71m x 2.74m)

Bedroom 3

8' 9" x 8' (2.67m x 2.44m)

Bedroom 4

11' 1" x 8' (3.38m x 2.44m)

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

Rolls Close, Yaxley Peterborough

- entrance hall, lounge
- study / bedroom 5, kitchen diner
- utility, downstairs wc
- four bedrooms, ensuite to master, gardens
- double driveway & garage, gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109447



Property Ref:
YXZ109447 - 0003

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.

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.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk