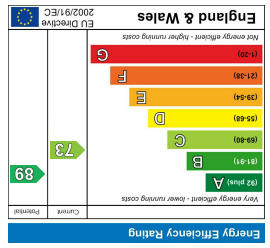


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



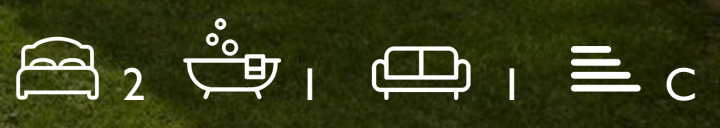
Area Map



Floor Plan



43 Cookson Close
Yaxley, Peterborough, PE7 3WN
£165,000



43 Cookson Close

Yaxley, Peterborough, PE7 3WN

City and County are pleased to market this two-bedroom cluster home, situated in a quiet cul-de-sac in Yaxley, Peterborough. Offering easy access to local amenities, schooling, and transport links, this is the perfect first time buy, investment opportunity or downsize.

Briefly comprising downstairs, an entrance porch, two storage cupboards, living/dining room with a staircase leading upstairs, and a kitchen that is fitted with a range of matching base and eye level units with space for a washing machine, oven/hob with an extractor over and a fridge/freezer. Upstairs, there are two good sized bedrooms with a family bathroom, fitted with a three-piece suite comprising, a WC, wash hand basin and bath with shower over. Tiled flooring and tiled surround. To the front offers a garden with space for storage, lawned area, footpath and parking for TWO CARS. Please call today for a viewing! Virtual tour available.

Entrance Hall

3'9" x 7'4"

Living/Dining Room

12'9" x 11'8"

Kitchen

6'7" x 11'10"

Landing

4'9" x 2'11"

Master Bedroom

8'7" x 11'8"

Bedroom Two

6'8" x 11'9"



Bathroom

7'9" x 4'9"

EPC - C

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Freehold

