

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.

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

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



63 Mallory Drive  
 Yaxley, Peterborough, PE7 3AF  
 Guide Price £300,000

4 3 1

Icons representing 4 bedrooms, 3 bathrooms, and 1 living area.



## 63 Mallory Drive

Yaxley, Peterborough, PE7 3AF

GUIDE PRICE £300,000-£325,000

City and County are excited to market this deceptively spacious, four bedroom mid-terrace town house, located within a quiet Cul-de-Sac in Yaxley, Peterborough. Offering easy access to the A1, local amenities and transport links, this property is the ideal family home.

Briefly comprising, to the ground floor an entrance hall, downstairs cloakroom, good sized kitchen/diner that is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, and a fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. A good sized lounge with French doors leading to the garden. The first floor offers two double bedrooms, both benefitting from en-suites that are fitted with a three-piece suite comprising a WC, a wash hand basin and cubicle showers. To the third floor, there are a further two double bedrooms, and a family bathroom that is also fitted with a three-piece suite comprising a WC, a wash hand basin, and a bath. Outside to the rear, there is an enclosed garden which is mainly laid to lawn, with a large artic cabin which is not included in the sale of the property, but available to purchase at a further cost, if interested. To the front, there is access to the allocated parking. Please call today for a viewing to fully appreciate all that this home has to offer.

### Entrance Hall

14'7" x 3'9"

### WC

7'3" x 3'5"



**Kitchen/Diner**  
14'6" x 10'11"

**Lounge**  
13'0" x 18'8"

**First Floor Landing**  
9'4" x 3'3"

**Master Bedroom**  
12'1" x 10'11"

**En-Suite To Master Bedroom**  
7'3" x 7'4"

**Bedroom Two**  
13'0" x 12'3"

**En-Suite To Bedroom Two**  
6'3" x 6'1"

**Second Floor Landing**  
6'6" x 3'5"

**Bathroom**  
8'6" x 8'10"

**Bedroom Three**  
11'11" x 9'5"

**Bedroom Four**  
11'10" x 18'8"

**EPC - Awaiting**

**Tenure - Freehold**

