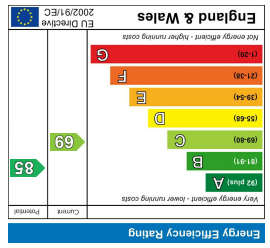


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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



5 St. Peters Walk  
Yaxley, Peterborough, PE7 3EY

Offers In Excess Of £240,000 - Freehold , Tax Band - B



## 5 St. Peters Walk

Yaxley, Peterborough, PE7 3EY

City and County welcome to the market this THREE BEDROOMED SEMI DETACHED family home, located in a quiet Cul-de-Sac in Yaxley village, with easy access to amenities, local schooling, and transport links to the City Centre. Ideal property for first time buyers, investors, or someone looking to move up the property ladder! The property boasts a TANDEM GARAGE, PARKING & NEWLY FITTED BATHROOM!

This well-presented home benefits from gas central heating, and uPVC double glazing. The property leads into the entrance hall, which takes you through into the kitchen which comprises a range of matching base and eye level units, with space for a five-ring gas hob, stainless steel sink with single drainer, and space for a washing machine, and fridge/freezer. There is the added benefit of a conservatory which leads into the garden. There is a separate open plan living/dining room with windows either side. Upstairs, there are three good sized bedrooms and a separate newly fitted bathroom that comprises a W.C, bath with shower over, wash hand basin, and a storage cupboard housing the combination boiler. There is off road parking to the rear and additional parking in the garden, also with an attached tandem garage. The garden is laid to patio with a seating area. Please contact the office to book your viewing, so you don't miss out!

### Entrance Hall

9'9" x 5'10"

### Living/Dining Room

23'6" x 11'11"



### Kitchen

13'2" x 7'10"

### Conservatory

6'0" x 17'8"

### Landing

6'9" x 4'9"

### Bathroom

7'10" x 6'4"

### Master Bedroom

10'11" x 11'6"

### Bedroom Two

12'2" x 10'0"

### Bedroom Three

7'10" x 7'10"

### Garage

26'4" x 8'1"

### EPC - C

69/85

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

AWAITING CONFIRMATION

