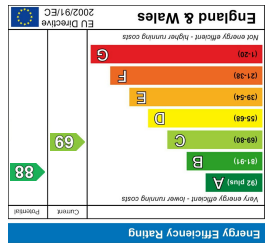


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



3 Freesia Way
Yaxley, Peterborough, PE7 3WA

Guide Price £200,000 - Freehold , Tax Band - B



3 Freesia Way

Yaxley, Peterborough, PE7 3WA

*** Guide Price £200,000 - £220,000 ***

City and County are pleased to market this two bedroom, mid-terrace property located within a quiet Cul-de-Sac in Yaxley, Peterborough. Offering easy access to the A1, local transport links and amenities, this property is the ideal first-time purchase.

Briefly comprising downstairs, an entrance hall, and a kitchen that is fitted with a matching range of base and eye level units with space for washing machine and fridge/freezer. Integrated oven with a four-ring electric hob and an extractor over. There is a good sized lounge/diner with sliding doors leading to the garden. Upstairs benefits from a good-sized double bedroom and a family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin and a bath with a shower over. To the rear there is a low maintenance enclosed garden which is mainly patioed. To the front, there is a single garage and a blocked paved drive allowing off road parking for three cars. Please call today for a viewing.

Entrance Hall

5'10" x 3'6"

Kitchen

9'1" x 5'9"

Lounge/Diner

11'3" x 17'6"

Landing

8'9" x 2'9"

Master Bedroom

8'8" x 10'9"

Bathroom

6'5" x 5'10"

Bedroom Two

11'6" x 6'8"

EPC - C

69/88

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: B
Council tax annual charge: £1604.68 a year (£133.72 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes. undefined
Energy Performance rating: C (potential rating is B)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL