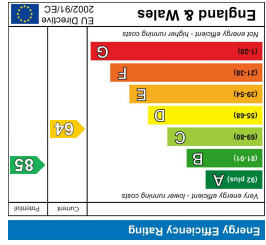


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



15 Highfield Walk  
Yaxley, Peterborough, PE7 3ET

£250,000 - Freehold , Tax Band - C



## 15 Highfield Walk

Yaxley, Peterborough, PE7 3ET

\*\*\*Offered with No Forward Chain & Open to Sensible Offers\*\*\*

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 PARKING TO THE REAR, TWO RECEPTION ROOMS, UTILITY & A WC!

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/dining room which comprises a range of matching base and eye level units, with space for a four-ring gas hob, sink with single drainer, and space for a washing machine, and a fridge/freezer. There are two separate reception rooms, three storage cupboards and a downstairs cloakroom. Upstairs, there are three good sized bedrooms and a separate three-piece bathroom that comprises a WC, a bath with shower over, a wash hand basin, and a storage cupboard. There is off road parking to the rear for at least three cars and additional parking in the garden. The garden has a timber decking seating area and the remaining garden is laid to lawn. Outside there is a separate utility room housing a washing machine and a tumble dryer. Please contact the office to book your viewing so you don't miss out! Virtual tour available

### Entrance Hall

10'7" x 3'4"

### WC

5'10" x 3'10"

### Kitchen/Dining Room

16'5" x 11'2"

### Living Room

14'4" x 12'0"

### Dining Room

8'0" x 12'0"

### Landing

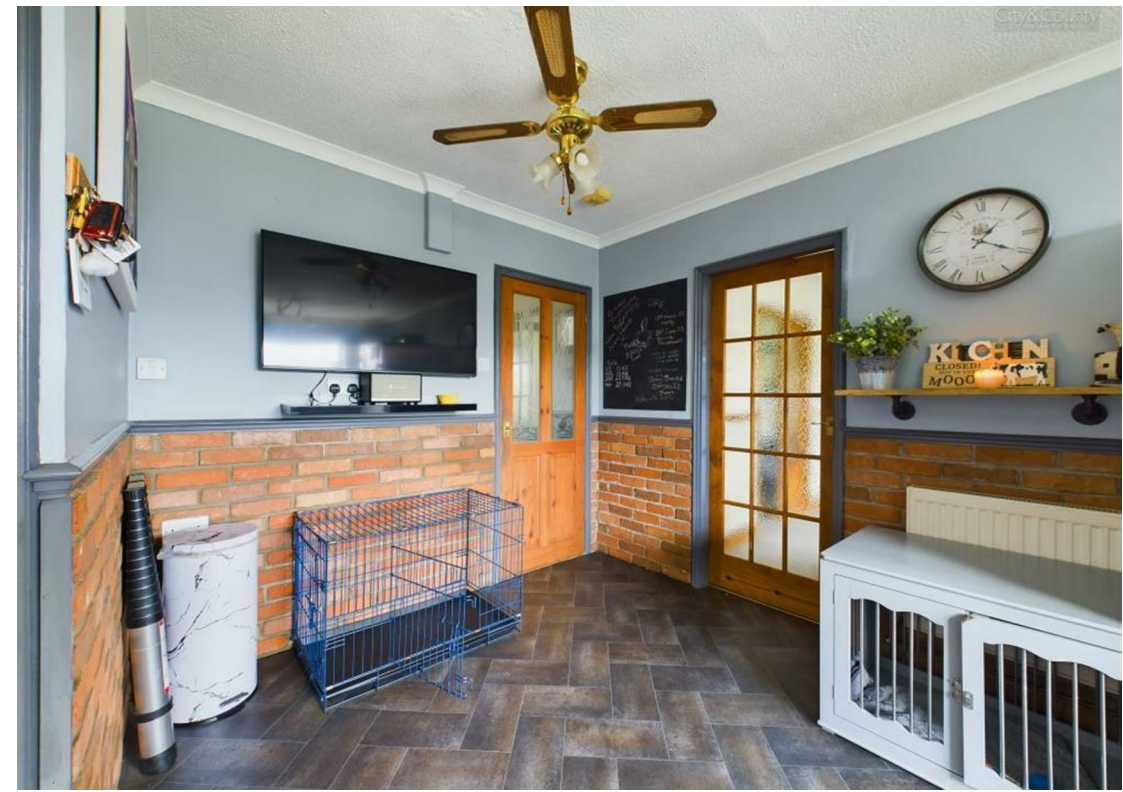
13'4" x 3'4"

### Master Bedroom

9'0" x 11'8"

### Bedroom Two

12'2" x 9'3"



### Bedroom Three

8'2" x 10'0"

### Bathroom

7'3" x 9'8"

### Tenure - Freehold

### EPC - D

64/85

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: Radiators In All Rooms  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Great

Parking: Communal, Driveway, Off Street, Rear, Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: No  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: D

All information is provided without warranty. 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.

