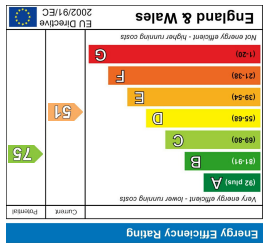


Disclaimers and specifications have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



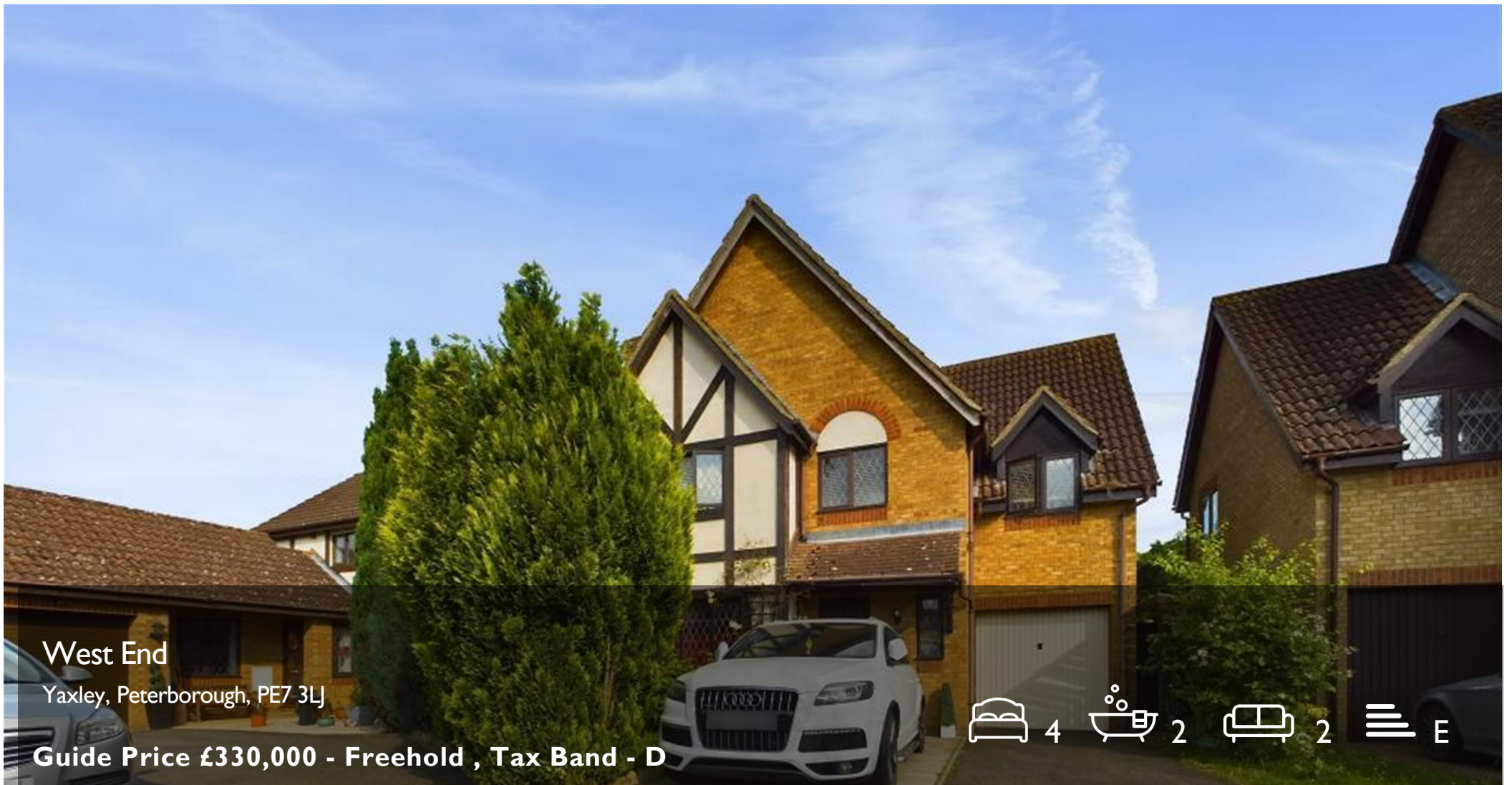
Area Map

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



Floor Plan



West End
Yaxley, Peterborough, PE7 3LJ

Guide Price £330,000 - Freehold , Tax Band - D

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  2
  2
  E

West End

Yaxley, Peterborough, PE7 3LJ

Guide Price £330,000 - £360,000. Situated in the sought after village of Yaxley, this FOUR BEDROOM detached house has the perfect blend of character and modern décor. Spacious living accommodation and bedrooms make this ideal for families of all sizes. The property is located close to local amenities and provides easy access to the A1 motorway. The property offers accommodation briefly comprising: entrance hall, cloakroom, lounge, kitchen/breakfast room, dining room, three double bedrooms and further single bedroom, en-suite bathroom to master bedroom and a family bathroom. An integral SINGLE GARAGE is accessed from the front of the property or through the dining room and a driveway to the front of the property allows for parking of up to three vehicles. To the rear of the property is a low maintenance garden with a small fish pond and well established trees providing a great deal of privacy. Viewing is essential to appreciate the quality and character of this property.

Entrance Hall

Cloakroom

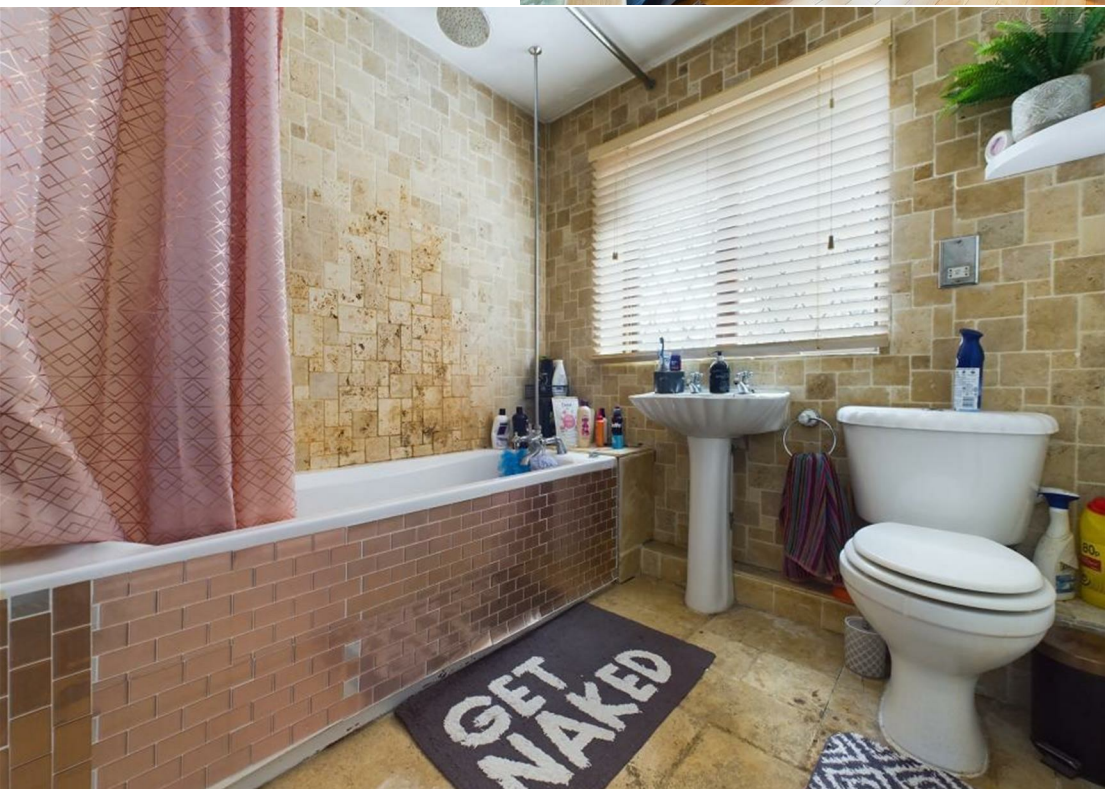
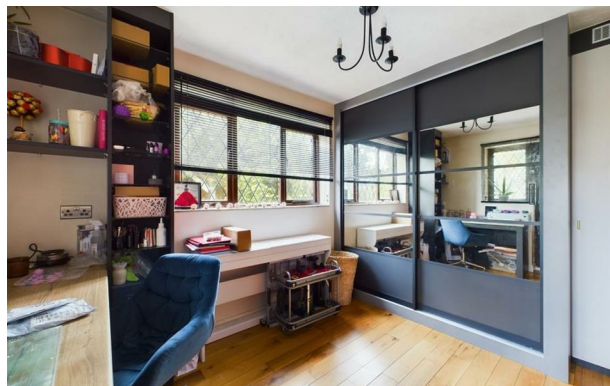
Living Room
14'10" x 13'3"

Kitchen/Breakfast Room
10'5" x 20'4"

Dining Room
8'6" x 11'10"

Garage

Landing



Master Bedroom
10'11" x 12'3"

En-Suite Bathroom

Bedroom Two
11'8" x 9'6"

Bedroom Three
10'11" x 7'10"

Bedroom Four
9'2" x 7'4"

Bathroom

EPC: E
51/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

