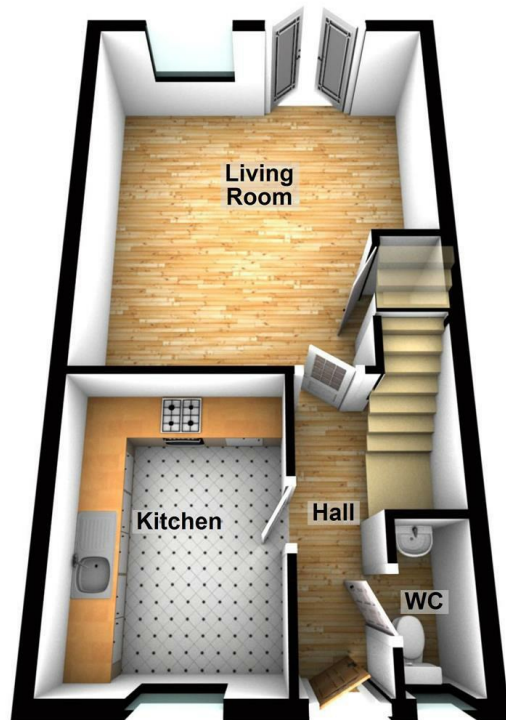


Ground Floor



ENTRANCE HALL

CLOAKROOM

KITCHEN

LIVING ROOM

LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

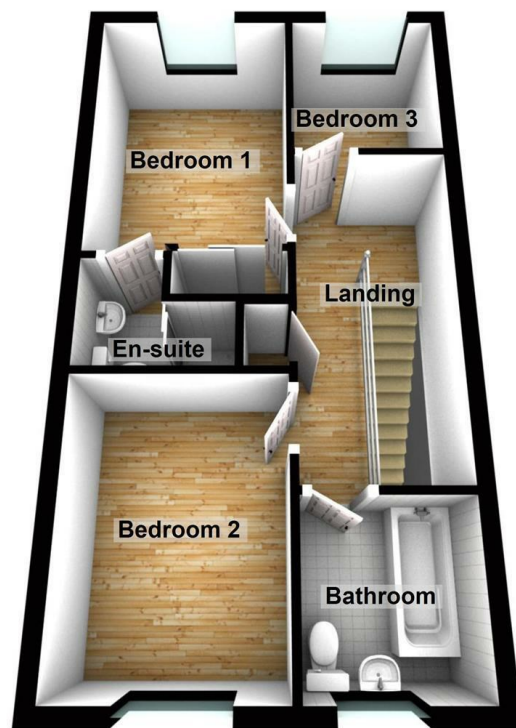
BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE

First Floor



Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.



woodcockholmes.co.uk



Violet Way
Yaxley, Peterborough, PE7 3WE
£265,000



**Violet Way
Yaxley, Peterborough
PE7 3WE**

A stylish and modern semi-detached house in the popular location of Yaxley, with locals schools, amenities and walking spots close by - as well as easy access to the A1 motorway! An ideal family home ready to move straight in!

- MODERN SEMI-DETACHED PROPERTY
- THREE BEDROOMS WITH ENSUITE TO THE MAIN BEDROOM
- POPULAR VILLAGE LOCATION
- WITHIN EASY ACCESS TO THE A1 MOTORWAY
- STYLISH FINISH THROUGHOUT
- PARKING AND GARAGE
- SOLAR PANELS
- DOWNSTAIRS CLOAKROOM

Viewings: By appointment
£265,000

ENTRANCE HALL
Door to front, laid with laminate flooring, radiator, stairs to first floor, doors to:

CLOAKROOM
UPVC Frosted double glazed window to the front, radiator, low-level WC, hand wash basin, splashbacks.

KITCHEN
10'10" x 8'8"
UPVC Double glazed window to the front, radiator, stainless steel sink and drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob with cooker hood & fitted double oven, fitted fridge freezer, dishwasher and washing machine. Combi boiler, tiled flooring.

LIVING ROOM
16'1" x 13'9"
UPVC Double glazed window & French doors to the garden, two radiators, understairs storage cupboard, laid with laminate flooring.

FIRST FLOOR LANDING
Fitted carpet, loft access, store cupboard. Access to all rooms:

BEDROOM 1
9'3" x 9'11"
UPVC Double glazed window to the rear radiator, built in wardrobe, carpet flooring, access to the ensuite.

ENSUITE SHOWER ROOM
Low-level WC, hand wash basin, tiled splashbacks, glazed & tiled shower cubicle, extractor fan, radiator.

BEDROOM 2
9'3" x 10'1"
UPVC Double glazed window to the front, radiator, carpet flooring.

BEDROOM 3
6'6" x 6'8"
UPVC Double glazed window to the rear, radiator, carpet flooring.

BATHROOM
6'6" x 6'2"
UPVC Frosted double glazed window to the front, radiator, close coupled WC, hand wash basin, tiled splashbacks, panel bath with shower & screen over, extractor fan, tiled flooring.

OUTSIDE
The front of the property is bordered by small hedges and a path leading to the front door with slate chippings either side. The rear garden offers a paved patio area and is laid largely to lawn which is enclosed by fencing with gated rear access leading to the garage and parking.

GARAGE
19'8" x 10'5"
The single garage is on block immediately to the rear of the property. The garage has an up & over door, loft eaves storage & power connected.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC