



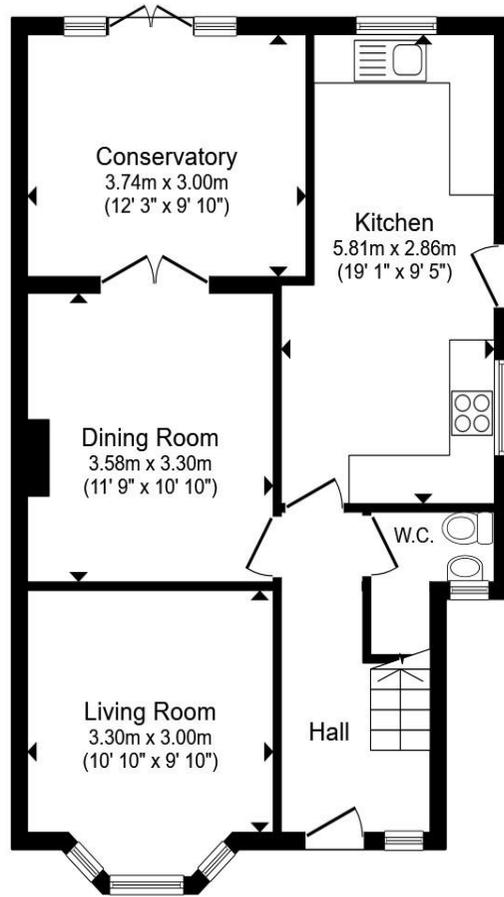
**Broadway, Yaxley Peterborough PE7 3EA**

**welcome to**

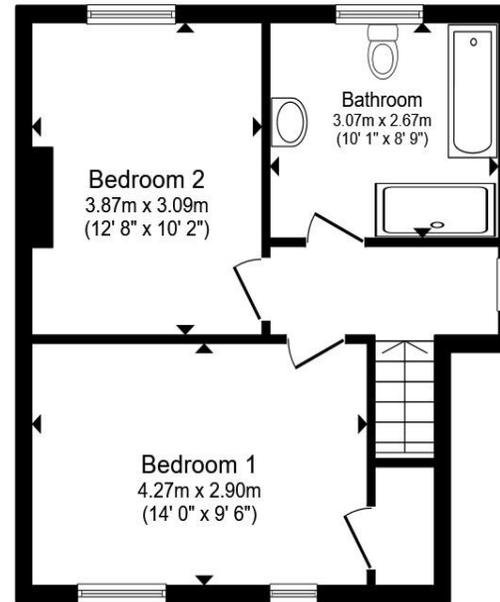
**Broadway, Yaxley Peterborough**

A very well presented and extended semi detached house which sits on a great plot within Yaxley and is closely located to schools, shops and amenities. This home, in our opinion, could make a great first purchase with it's benefits of an extended kitchen, a conservatory, two double bedrooms, and plenty of outside space with the well-sized rear garden & ample parking to the front.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge / Diner**

10' 11" x 22' 11" ( 3.33m x 6.99m )

**Kitchen**

18' 11" x 8' 11" ( 5.77m x 2.72m )

**Conservatory**

10' 4" x 12' 3" ( 3.15m x 3.73m )

**First Floor Landing**

**Bedroom 1**

9' 11" x 14' 2" ( 3.02m x 4.32m )

**Bedroom 2**

9' 11" x 11' 11" ( 3.02m x 3.63m )

**Bathroom**

**Outside The Property**

Total floor area 101.0 m<sup>2</sup> (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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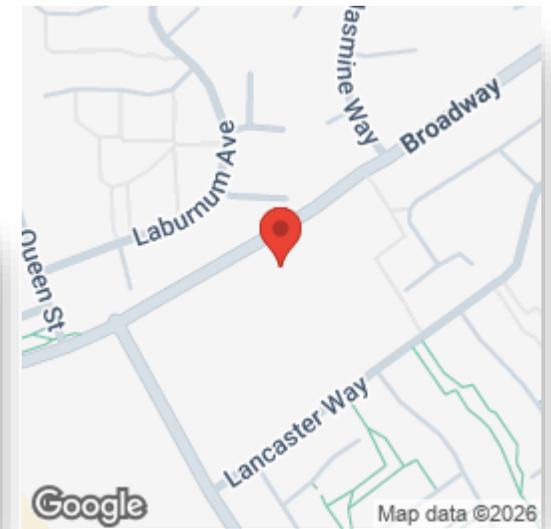
## Broadway, Yaxley Peterborough

- Entrance Hall
- Lounge / Diner
- Kitchen
- Conservatory
- Two Double Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109537](https://www.williamhbrown.co.uk/Property/YXZ109537)



Property Ref:  
YXZ109537 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 242433**



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**williamhbrown.co.uk**