

Badger Close,Yaxley Peterborough PE7 3JU

william h brown

welcome to

Badger Close, Yaxley Peterborough

A well-proportioned semi-detached chalet style property comprising of; entrance hall, lounge, kitchen, downstairs bathroom, three bedrooms, gardens, garage & driveway. This home benefits from being sold with no onwards chain and could make a great first purchase or investment opportunity!





For sale we have this semi-detached chalet style property which is located in a quiet cul de sac within Yaxley village. This property benefits from three well-proportioned bedrooms, a garage and ample parking. With the additional advantage of gas central heating with a condensing combi boiler as well as being sold with no onwards chain, this property could make a great first purchase or investment opportunity.

Yaxley is situated to the south of Peterborough and has the facilities and amenities that all may need within walking distance. Locally, you can find well-regarded schooling, an award-winning doctors surgery, pharmacies, dentists, shops and restaurants. The village also has great travel links, perfect for those commuting, with easy access to the A1 motorway, and convenient railway services at Peterborough and Huntingdon.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge
12' 10" x 15' 11" (3.91m x 4.85m)

Kitchen
9' 11" x 6' (3.02m x 1.83m)

Downstairs Bathroom
6' 4" x 5' 6" (1.93m x 1.68m)

First Floor Landing

Bedroom 1
9' 1" x 11' 11" (2.77m x 3.63m)

Bedroom 2
7' 9" x 14' 8" (2.36m x 4.47m)

Bedroom 3
8' 7" x 7' 9" (2.62m x 2.36m)

Garage
16' 5" x 8' 5" (5.00m x 2.57m)

Outside The Property







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Badger Close, Yaxley Peterborough

- Entrance Hall, Downstairs Bathroom
- Kitchen, Lounge
- Three Well-Proportioned Bedrooms
- Front & Rear Gardens
- Garage & Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YXZ109892 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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