



Westfield Road, Yaxley Peterborough PE7 3LG

welcome to
**Westfield Road, Yaxley
Peterborough**

- lounge
- kitchen diner
- two / three bedrooms
- bathroom
- gardens, driveway
- no onward chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£290,000

Coming Soon- Call to register
your interest*****A well
proportioned two / three
bedroom bungalow with is set in a
pleasant location, among similar
homes in this sought after part of
the Village. This property is
offered for sale with no onward
chain & must be viewed to
appreciate.

view this property online williamhbrown.co.uk/Property/YXZ109460



Property Ref:
YXZ109460 - 0002

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.

Lounge
Kitchen Diner
Bedroom 1
Bedroom 2
Bedroom 3 / Dining Room
Bathroom
Outside The Property

Agents Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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