



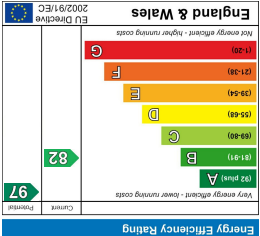
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. 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 is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Whitney Drive

Yaxley, Peterborough, PE7 3EF

Immaculately presented and offered with no forward chain, this modern two-bedroom end-terrace home, built in 2017, is perfect for first-time buyers, downsizers or investors. Featuring a bay-fronted living room, stylish kitchen/dining room with French doors to a private rear garden, two double bedrooms, contemporary bathroom, downstairs W/C and two allocated parking spaces. Situated in the sought-after village of Yaxley, the property is also available fully furnished by separate negotiation.

Situated in the popular residential area of Yaxley, this beautifully presented two-bedroom end-terrace home offers modern, move-in-ready accommodation and is available with no forward chain. Built in 2017 and meticulously maintained by the current owners, the property is ideal for first-time buyers, downsizers, or investors seeking a stylish and low-maintenance home. The accommodation begins with a welcoming entrance hall leading to a contemporary cloakroom/WVC and a bright bay-fronted living room. To the rear, the modern kitchen/dining room is fitted with a range of stylish units and provides an excellent space for everyday living and entertaining. French doors open onto a private enclosed rear garden, creating the perfect setting for relaxing or alfresco dining. Upstairs, the property offers two generous double bedrooms and a contemporary family bathroom fitted with a modern three-piece suite. Externally, the home benefits from an enclosed rear garden and two allocated parking spaces positioned to the front of the property. The vendors have also indicated they would be willing to sell the property fully furnished, subject to negotiation, offering an excellent turnkey opportunity. Located within easy reach of local amenities, schools, transport links and major road networks, this immaculate home combines comfort, convenience and modern living in a highly sought-after location. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Entrance Hall
1.02 x 2.69 (3'4" x 8'9")

WC
0.90 x 1.46 (2'11" x 4'9")

Living Room
2.88 x 4.58 (9'5" x 15'0")

Kitchen Diner
3.87 x 2.45 (12'8" x 8'0")

Landing
1.21 x 1.91 (3'11" x 6'3")

Master Bedroom
3.87 x 2.62 (12'8" x 8'7")

Bathroom
1.68 x 1.91 (5'6" x 6'3")

Bedroom Two
3.76 x 2.45 (12'4" x 8'0")

EPC - B
82/97

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None



Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

