



Elm Close, Yaxley PETERBOROUGH PE7 3YW

welcome to
**Elm Close, Yaxley
PETERBOROUGH**

- entrance lobby
- lounge
- kitchen diner
- two bedrooms
- bathroom

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

£200,000

A well proportioned home which is set in a pleasant cul de sac location and benefits from a garage. This property could make an ideal first purchase or buy to let proposition and must be viewed to fully appreciate. The property is also close to local amenities and easy access to the A1 north and south.

Entrance Lobby
Lounge
Kitchen Diner
First Floor Landing
Bedroom 1
Bedroom 2
Bathroom
Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109445



Property Ref:
YXZ109445 - 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.



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