



**Violet Way, Yaxley Peterborough PE7 3WE**



**welcome to**

**Violet Way, Yaxley Peterborough**

A modern, purpose built maisonette which offers well presented accommodation to comprise: entrance hall, lounge, kitchen, two double bedrooms, refitted bathroom, communal garden & storage area. This home could make an ideal first purchase & must be viewed to appreciate.





## Entrance Hall

## Lounge

13' 5" x 12' 4" ( 4.09m x 3.76m )

## Kitchen

12' 6" x 7' 6" ( 3.81m x 2.29m )

## Bedroom 1

11' 2" x 13' 9" ( 3.40m x 4.19m )

## Bedroom 2

14' 5" narrowing to 9' 11" x 9' 10" ( 4.39m narrowing to 3.02m x 3.00m )

## Bathroom

## Outside The Property

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.focalagent.com](http://www.focalagent.com)

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## **Violet Way, Yaxley Peterborough**

- Ideal first purchase or Investment
- Lounge
- Kitchen
- Two double bedrooms
- Refitted bathroom
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 658.76

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108824](http://williamhbrown.co.uk/Property/YXZ108824)



Property Ref:  
YXZ108824 - 0009

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