



Blenheim Way, Yaxley Peterborough PE7 3WF

welcome to
Blenheim Way, Yaxley
Peterborough

- lounge
- kitchen
- generous bedroom
- bathroom
- ideal first purchase

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

£140,000

An ideal starter home which is nicely tucked away at the top of this well regarded part of Yaxley, a reasonable walk from many of the Villages Public Houses and Restaurants and also close to countryside walks.

This home benefits from off road parking and a pleasant seating area to the front and being freehold, is not subject to service charges etc and & should be viewed in order to appreciate.

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 Lobby

Lounge

Kitchen

First Floor Landing

Bedroom 1

Bathroom

Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109815



Property Ref:
YXZ109815 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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