



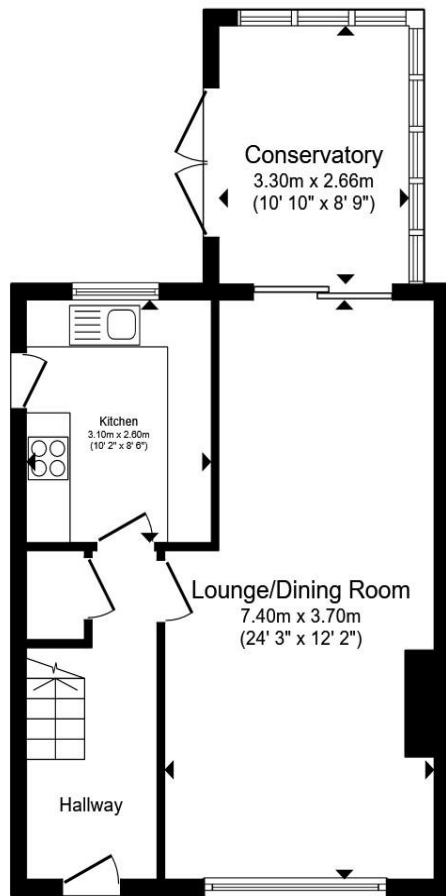
**Birch Close, Yaxley Peterborough PE7 3HD**

**welcome to**

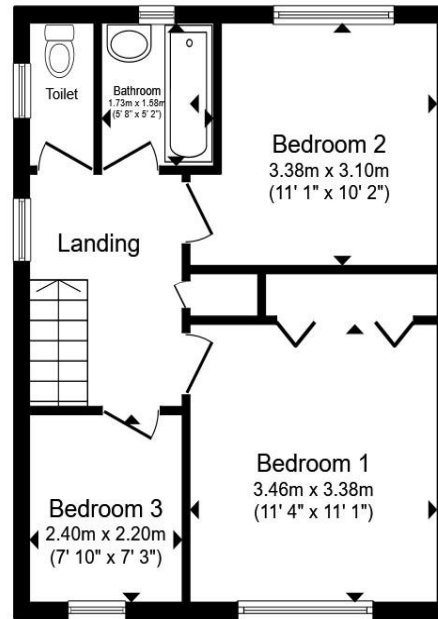
**Birch Close, Yaxley Peterborough**

A well proportioned family home, family owned for many years & set in a sought after cul de sac location and offering: entrance hall, lounge diner, kitchen, three bedrooms, bathroom, wc, front & rear gardens, two car driveway and garage. This home must be viewed to accommodate.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge Diner**
- Conservatory**
- Kitchen**
- First Floor Landig**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bathroom**
- Wc**
- Wc**

Total floor area 92.0 m<sup>2</sup> (990 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Birch Close, Yaxley Peterborough

- entrance hall
- lounge diner
- kitchen
- three bedrooms
- bathroom, wc
- gardens, garage & driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109594](http://williamhbrown.co.uk/Property/YXZ109594)



Property Ref:  
YXZ109594 - 0002

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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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