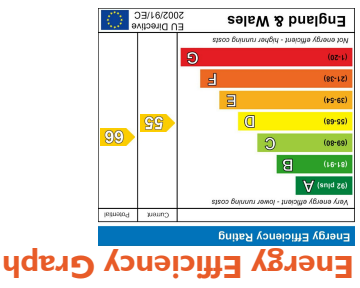


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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.

**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.



Area Map



Floor Plan



**Broadway**  
 Yaxley, Peterborough, PE7 3EG

**£325,000 - Freehold , Tax Band - C**



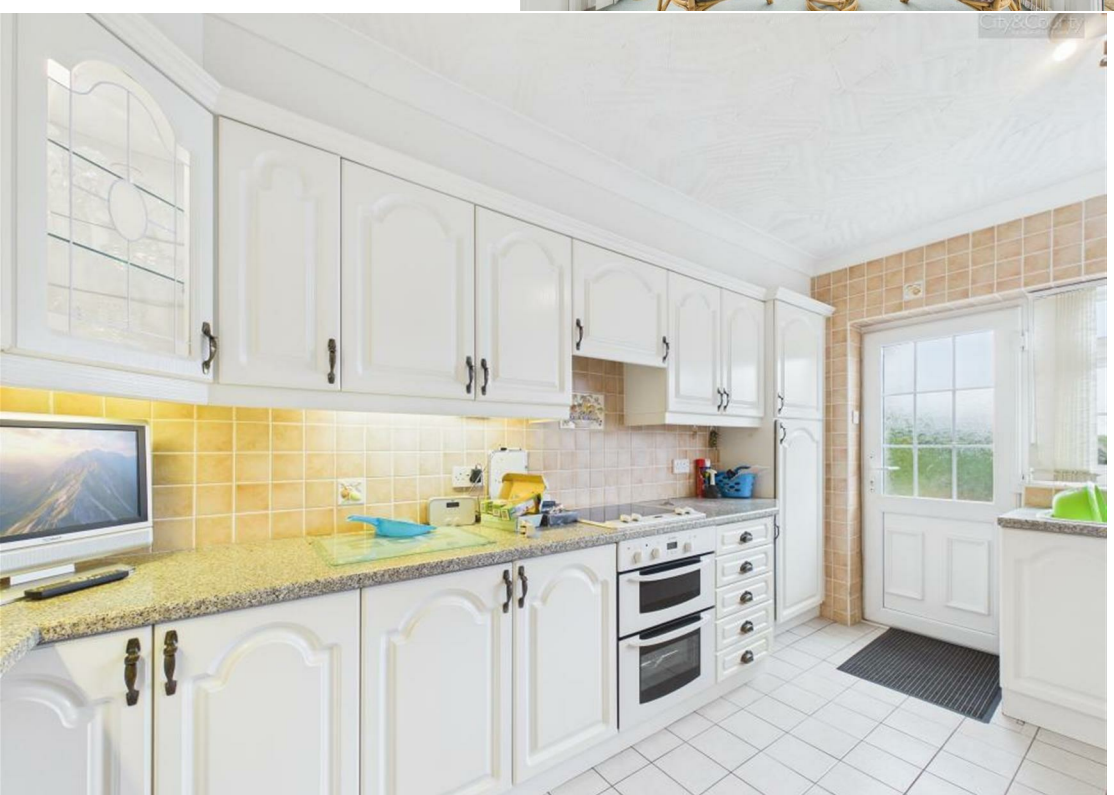
# Broadway

Yaxley, Peterborough, PE7 3EG

Offered to the market for the very first time since new, this well-presented detached bungalow occupies a generous plot in a prime position on Station Approach, Broadway in the highly desirable village of Yaxley, Peterborough. Providing spacious and versatile single-level accommodation, the property benefits from a large block paved driveway, tandem garage, and a substantial mature rear garden, while further features include gas central heating, uPVC double glazing and the added advantage of being offered for sale with no forward chain.

Set in a prime position on Station Approach, Broadway in the highly sought-after village of Yaxley, Peterborough, this spacious detached bungalow occupies an exceptionally generous plot and is offered for sale for the very first time since being built, having remained in the same ownership from new. Well presented throughout and offered with the significant advantage of no forward chain, the property provides versatile and comfortable single-level living, making it an excellent opportunity for a wide range of buyers. The accommodation begins with an entrance hallway which forms the central hub of the home and provides access to the majority of the rooms. To the front of the property is a well-proportioned living room, a bright and welcoming space ideal for both everyday living and entertaining. From here the layout flows naturally through to the dining room, which in turn opens into a charming garden room positioned to the rear, featuring a bay-style arrangement of windows that provides an attractive outlook over the garden and allows for an abundance of natural light. The kitchen breakfast room is conveniently located adjacent to the dining area, offering ample space for both cooking and informal dining, and enjoys direct access to the garden, making it particularly practical for outdoor entertaining during the warmer months. The bungalow offers two comfortable bedrooms, including a generous master bedroom and a well-sized second bedroom that could equally serve as a guest room, study or hobby space depending on requirements. A well-appointed family bathroom sits centrally within the home and is easily accessible from both bedrooms and the hallway. Externally, the property continues to impress with its substantial plot and attractive surroundings. To the front there is a large block paved driveway providing extensive off-road parking and leading to a substantial tandem garage, which benefits from a personnel door to the rear for convenient access to the garden. The rear garden is a particularly appealing feature of the home, offering a spacious and mature outdoor environment with a patio area ideal for seating and entertaining, complemented by a variety of established trees, shrubs and planting that create both privacy and a pleasant natural setting. Further benefits include gas central heating, full uPVC double glazing, and the rare opportunity to acquire a well cared for home in such a desirable location that has never previously been available on the open market. Probate has been granted.

- Entrance Hall**  
3.68 x 1.98 (12'0" x 6'5")
- Living Room**  
3.59 x 4.84 (11'9" x 15'10")
- Dining Room**  
3.60 x 2.89 (11'9" x 9'5")
- Garden Room**  
2.35 x 3.19 (7'8" x 10'5")
- Kitchen Breakfast Room**  
3.98 x 3.12 (13'0" x 10'2")
- Master Bedroom**  
3.26 x 4.26 (10'8" x 13'11")
- Hallway**  
0.85 x 1.39 (2'9" x 4'6")



- Bathroom**  
2.59 x 2.04 (8'5" x 6'8")
- Bedroom Two**  
3.62 x 2.87 (11'10" x 9'4")
- Garage**  
7.91 x 2.76 (25'11" x 9'0")
- EPC - D**  
55/66
- Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
 Construction: Standard  
 Accessibility / Adaptations: Level Access Shower  
 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: 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: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Single Garage, Driveway Private  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Ftp  
 Internet Speed: up to 1000Mbps  
 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.