



Cookson Close, Yaxley Peterborough PE7 3WN

welcome to

Cookson Close, Yaxley Peterborough

- Entrance Hall
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- Ideal First Purchase Or Investment Opportunity
- Nearby To Great Amenities And Travel Links

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

£170,000

view this property online williamhbrown.co.uk/Property/YXZ109859



Property Ref:
YXZ109859 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

Entrance Hall

Two storage cupboards, doors to kitchen & lounge.

Kitchen

6' 5" x 11' 10" (1.96m x 3.61m)
Window to the front. Sink drainer set into work surface, further work surfaces with wall mounted storage cupboards, and a range of cupboards & drawers below. Fitted electric oven with hob & cooker hood. Space for fridge/freezer & washing machine.

Lounge

11' 9" x 12' (3.58m x 3.66m)
Bay window to the front, radiator, stairs to the first floor.

First Floor Landing

Doors to bedrooms & bathroom.

Bedroom 1

8' 8" x 11' 9" (2.64m x 3.58m)
Window to the front, radiator.

Bedroom 2

11' 10" x 6' 8" (3.61m x 2.03m)
Window to the front, radiator.

Bathroom

Frosted window to the front, radiator, panel bath with shower & screen, hand wash basin, close coupled toilet.

Outside The Property

The front garden consists of a lawn, patio area, flower beds and a storage cupboard. There is allocated parking space to the front.

A well-proportioned property located in a quiet cul de sac within the village of Yaxley. This property benefits from gas central heating, double glazed windows throughout, and two well-proportioned bedrooms. In our opinion, this could make a great first purchase or investment opportunity, and must be viewed to fully appreciate. Yaxley is situated to the south of Peterborough and has the facilities and amenities that all may need within walking distance. Locally, you can find well-regarded schooling, an award-winning doctors surgery, pharmacies, dentists, shops and restaurants. The village also has great travel links, perfect for those commuting, with easy access to the A1 motorway, and convenient railway services at Peterborough and Huntingdon.

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.



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