





Clover Court, Yaxley Peterborough PE7 3FP

william h brown

welcome to

Clover Court, Yaxley Peterborough

A well proportioned end of terrace home which is set in a pleasant cul de sac of similar properties. This property is offered for sale with no onward chain and with benefits to include a downstairs wc and an ensuite to the master bedroom, this could make an ideal first purchase or family home which should be viewed without delay !. 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.



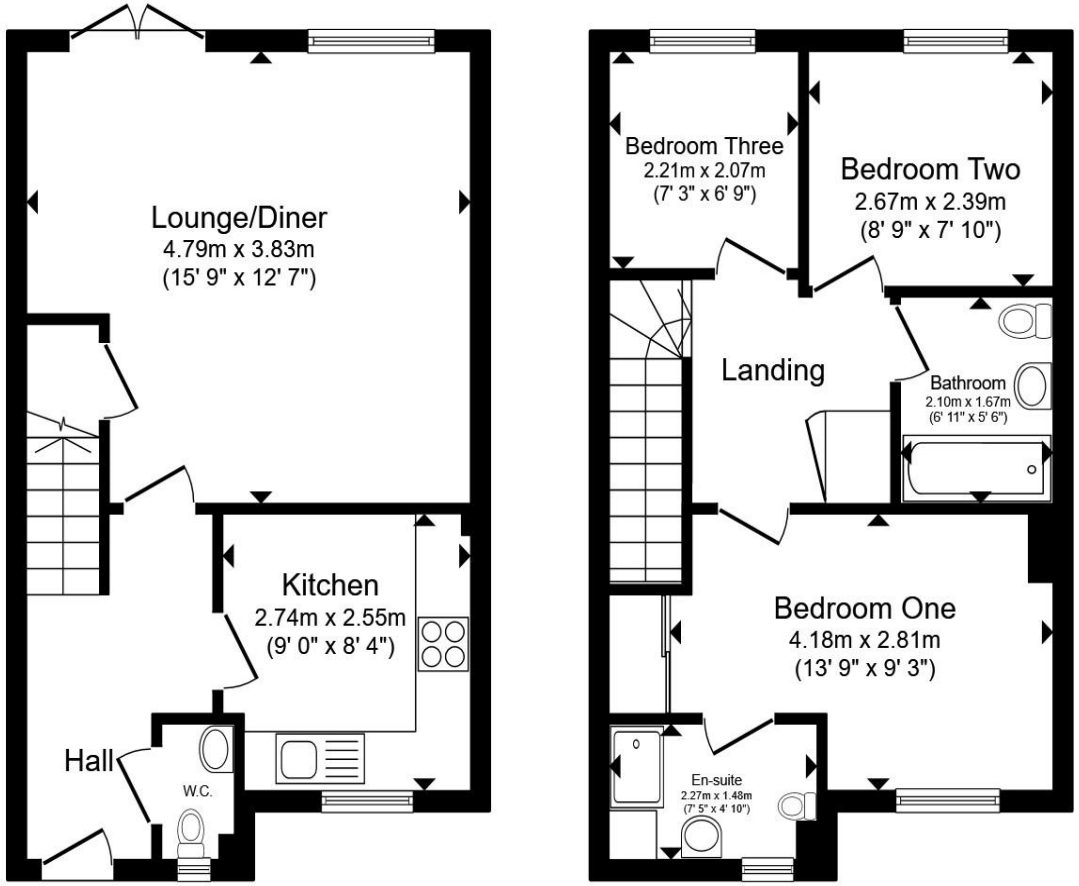












Total floor area 75.8 m² (816 sq.ft.) approx

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

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Entrance Hall

Lounge Diner

Kitchen

Downstairs Wc

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

Outside The Property

Note

The Vendor has informed us that there is 8 years left on the warranty for the boier and also there is a Hive system in place

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- entrance hall
- lounge diner, kitchen
- downstairs wc
- three bedrooms, ensuite to master, bathroom
- gardens, parking, NO CHAIN

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

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109914

The Property Ombudsman

Property Ref:
YXZ109914 - 0003

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.

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