



**Folly Close, Yaxley Peterborough PE7 3NH**

welcome to

## Folly Close, Yaxley Peterborough

- Entrance Porch, Lounge
- Open-plan hall - lounge - dining room, separate kitchen
- Three good sized bedrooms
- Family bathroom
- Gardens, garage & driveway

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

**£300,000**

**COMING SOON \*\*\*\* A unique home, designed & built for the sellers & set in a sought after non estate location. The well proportioned accommodation is offered for sale with no onward chain & must be viewed to fully appreciate. Call us now to register your interest!. The property is close to local shops and has easy access to the A1 North and South, Ideal for commuting.**

**view this property online** [williamhbrown.co.uk/Property/YXZ109418](http://williamhbrown.co.uk/Property/YXZ109418)

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.



**Property Ref:**

YXZ109418 - 0003

**Entrance Lobby**

**Lounge**

**Kitchen**

**Kitchen Area**

**Dining Area**

**Conservatory**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Outside The Property**



**01733 242433**



[Yaxley@williamhbrown.co.uk](mailto:Yaxley@williamhbrown.co.uk)



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



[williamhbrown.co.uk](http://williamhbrown.co.uk)