



The Rookery, Yaxley Peterborough PE7 3HL

welcome to

The Rookery, Yaxley Peterborough

A well presented detached family home close to great schools and amenities and comprising of; entrance hall, downstairs wc, dining room, kitchen, lounge, conservatory, four bedrooms, family bathroom, driveway, garage & rear garden. This home must be viewed to fully appreciate!



A well presented detached family home set in a pleasant location in Yaxley which is closely located to great schools, shops and amenities. This property benefits from three reception rooms, four bedrooms, a downstairs wc, garage & driveway. In our opinion, this property could make a great family home and must be viewed to fully appreciate.

Entrance Hall

Dining Room

Kitchen

Lounge

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside The Property

Agents Note:



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welcome to

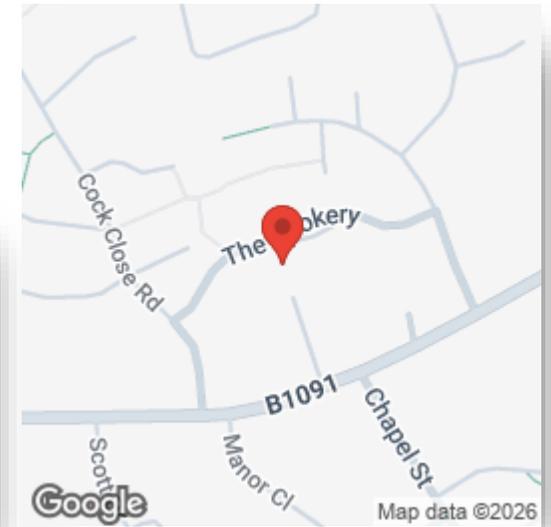
The Rookery, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Kitchen, Dining Room
- Lounge, Conservatory
- Four Bedrooms
- Family Bathroom

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

offers in excess of

£335,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ109435 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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