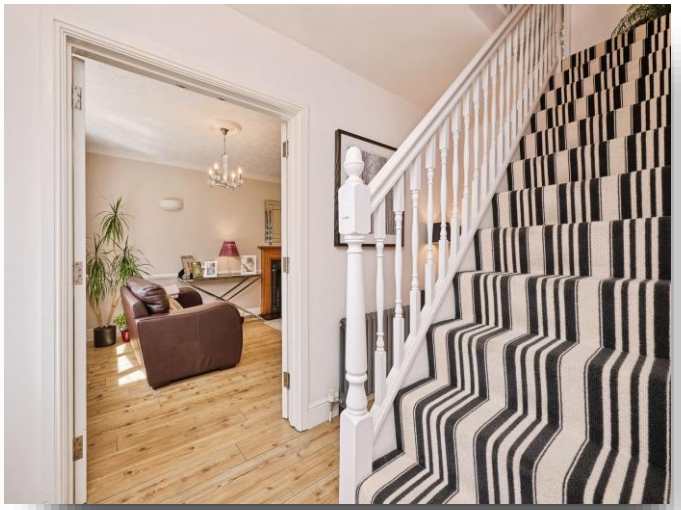






Mountbatten Avenue, Yaxley Peterborough PE7 3NY

william h brown

welcome to

Mountbatten Avenue, Yaxley Peterborough

An exceptionally well presented family home which has been owned by the seller, and consistently upgraded by them, since new. With features to include a re-modelled kitchen diner , downstairs wc / shower room, caringly re landscaped rear garden and driveway for several vehicles. Mountbatten Avenue was constructed in the early 1980's and is still a very sought after part of Yaxley, with a pleasing blend of detached family homes & bungalows, many overlooking an open grassed area. This particular property is set in a lovely spot, at the end of the cul de sac and has lovely gardens and entertaining area to the rear. Only by viewing can one appreciate this home. 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.



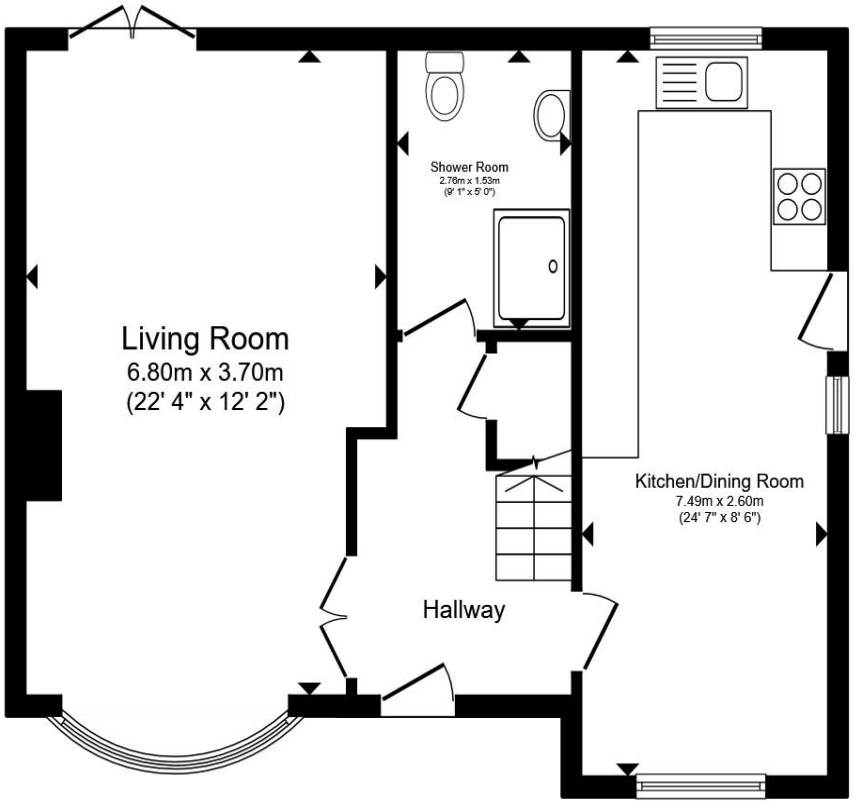




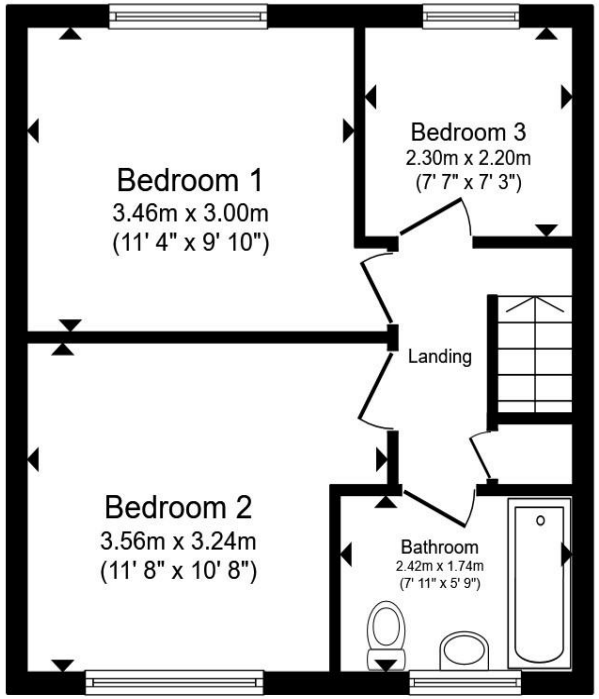








Ground Floor



First Floor

Total floor area 93.3 m² (1,005 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

Kitchen Diner

Shower Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside The Property

welcome to

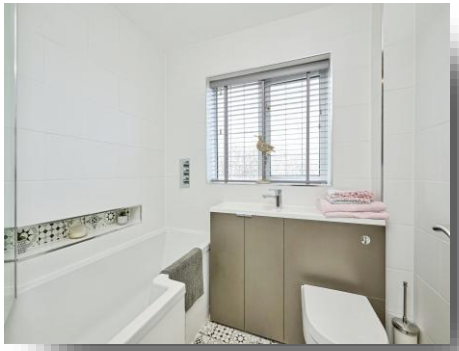
Mountbatten Avenue, Yaxley
Peterborough

- Entrance hall, lounge
- Kitchen diner, downstairs wc / shower room
- Three bedrooms, bathroom
- Established gardens
- Driveway & garage
- Oil Heating

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

Offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109795

The Property Ombudsman

Property Ref:
YXZ109795 - 0006

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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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.