



**Cookson Close, Yaxley Peterborough PE7 3WN**

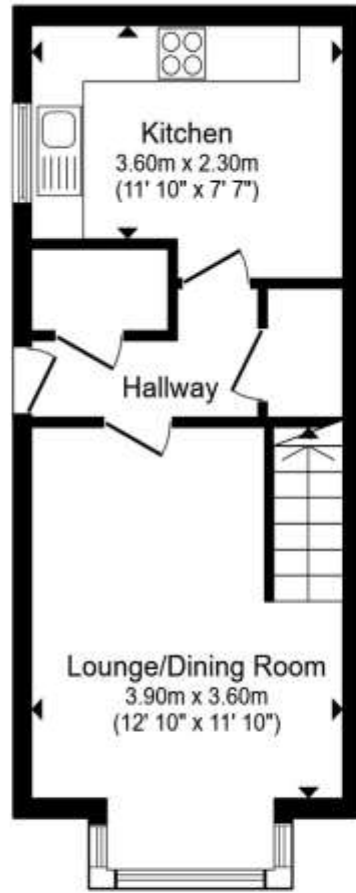
**welcome to**

**Cookson Close, Yaxley Peterborough**

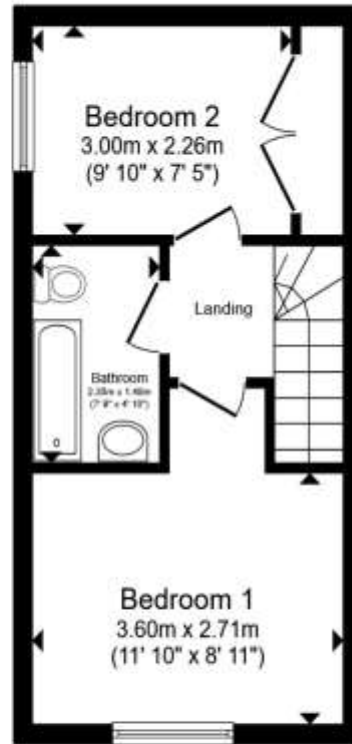
A well proportioned home which could make an ideal first purchase or buy to let proposition and is offered with NO ONWARD CHAIN.

Accommodation comprises: entrance hall, lounge, re-fitted kitchen, two bedrooms, bathroom, along with a pleasant garden area and off road parking.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge**
- Kitchen**
- First Floor Landing**
- Bedroom 1**
- Bedroom 2**
- Bathroom**
- Outside The Property**

Total floor area 58.5 m<sup>2</sup> (630 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](http://www.propertybox.io)



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## Cookson Close, Yaxley Peterborough

- Entrance Hall, Lounge
- Re-Fitted Kitchen, Two Bedrooms
- Bathroom, Garden, Off Road Parking
- Ideal First Purchase
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109606](http://williamhbrown.co.uk/Property/YXZ109606)



Property Ref:  
YXZ109606 - 0004

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



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