





**Field Rise, Yaxley Peterborough PE7 3YT**

william h brown

*welcome to*

# Field Rise, Yaxley Peterborough

Three bedroom detached bungalow located in the sought after Village of Yaxley. This property offers ample accommodation which comprises of; lounge, kitchen/diner, three good-sized bedrooms, bathroom. To the outside of the property you will find pleasant gardens with a summer house, shed and single garage as well as a block paved driveway. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon. 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.



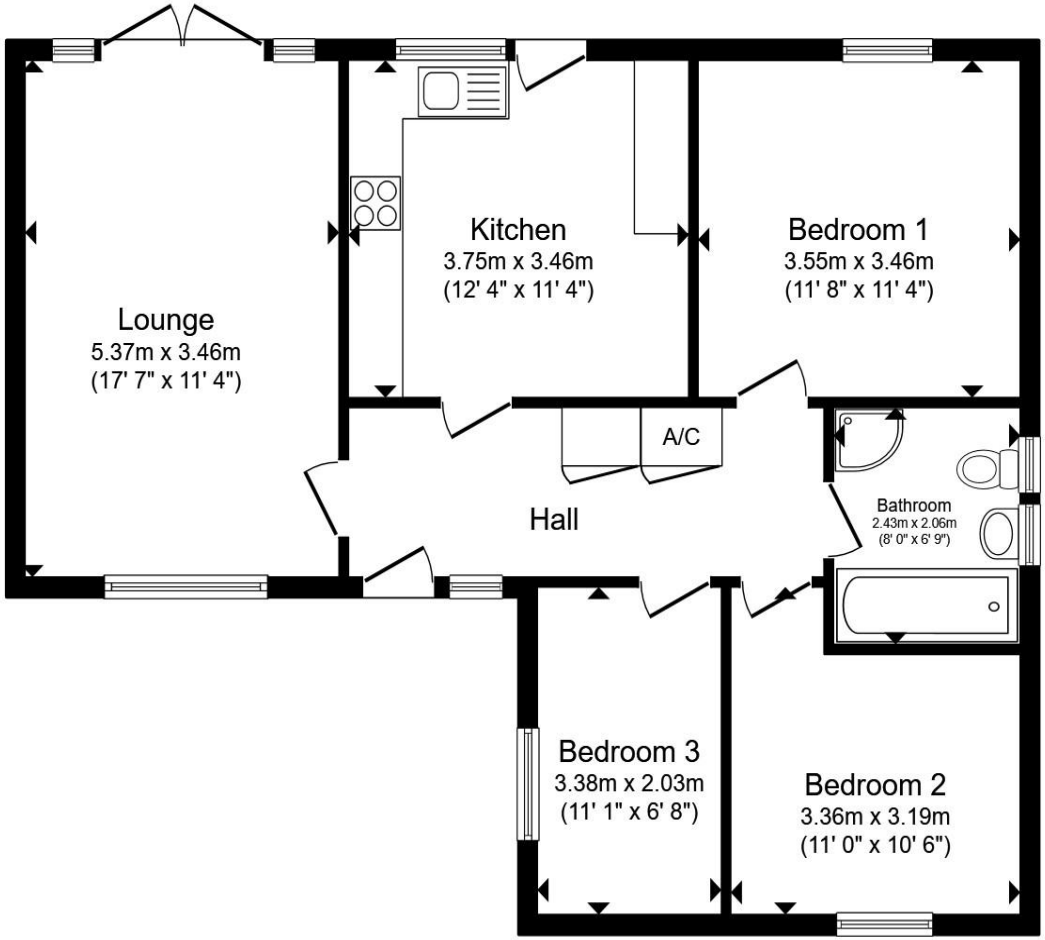













**Entrance Hall**

**Lounge**

**Kitchen Diner**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Outside The Property**

Total floor area 76.5 m² (823 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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# Field Rise, Yaxley Peterborough

- Well proportioned bungalow in popular location
- lounge
- kitchen diner
- three bedrooms
- bathroom

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

offers in excess of

## £325,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/YXZ109838

The Property Ombudsman

Property Ref:
YXZ109838 - 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.

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