



Marconi Drive, Yaxley Peterborough PE7 3ZR

welcome to**Marconi Drive, Yaxley
Peterborough**

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

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

£350,000

A very well-presented detached family home which is set on a generous corner plot on this popular estate. This property benefits from two reception rooms, as well as an ensuite to the master bedrooms and a garage & driveway. This could make a great family home and must be viewed to fully appreciate.

The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the Village, with an open, non congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.

view this property online williamhbrown.co.uk/Property/YXZ109470

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:
YXZ109470 - 0002

Entrance Hall**Downstairs Wc****Kitchen**

12' 10" x 9' 11" (3.91m x 3.02m)

Lounge

11' 3" x 16' 2" (3.43m x 4.93m)

Dining Room

9' 5" x 10' 3" Including Bay (2.87m x 3.12m Including Bay)

First Floor Landing**Bedroom 1**

10' 2" x 12' 5" (3.10m x 3.78m)

Ensuite**Bedroom 2**

9' 8" x 11' 8" Including Bay (2.95m x 3.56m Including Bay)

Bedroom 3

5' 10" x 10' 1" (1.78m x 3.07m)

Bedroom 4

8' 7" x 6' 6" (2.62m x 1.98m)

Family Bathroom**01733 242433**Yaxley@williamhbrown.co.uk

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